

MINUTES OF THE JOINT BOARD OF DIRECTORS
BUDGET and ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
November 11th, 2024

The November 11th, 2024, Board of Directors, Budget and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:00 PM by President, Jennifer Sheehan. The meeting was held at the Cypress Springs Clubhouse. A quorum of the ARB Committee as well as the Board of Directors was established with Gina Dreistadt, Winston Cooke, Jose Vicente, Wayne Hunte, and John Passarella present. Linda Mitchell was absent. The management company was represented by Lynn Edwards of Home River Group.

The Proof of Notice for the Budget, ARB and Board of Directors Meeting was signed by Jennifer Sheehan, President.

MINUTES APPROVAL

Gina motioned and Winston second the motion to accept the October 14th, 2024, Board of Directors meeting minutes as published. All in favor and the motion passed.

The OCSO Report was given by Jose.

- 4 parking tickets were issued
- OSCO responded to two HOA complaints about parking in the street.

Treasurer's Report: Winston

- The HOA is approximately \$40,000 over budget.
- Receivables are higher than normal at \$29,000

Committee Reports:

Landscape report was given by Winston.

- Winston advised the annuals will be installed the last week of November.
- Winston and Gina requested a proposal from Juniper Landscape for the corner of the pool, by the pool pump.
- Management mentioned Juniper may want to wait until the front entrance and neighborhood monument signs are decorated for Christmas. This will avoid trampling of the new plants.

Maintenance report was given by Larry.

- Larry was upset about the vandalism of the Tennis/Pickle Ball Courts. He estimates \$50 in tape and \$250 in labor to replace the temporary lines. He would like to charge the homeowner responsible for the vandalism.
- Gina would like a committee of volunteers to head up the pickle ball issue.
- The Board does not want to replace the tape. If they decide to make a pickle ball court, they would like professionals to paint it.
- Management will do an email blast to see if there is any interest in a permanent pickle ball court.
- Larry requested he be given permission to buy a pressure washer scrubber not to exceed \$200. Jennifer granted his request. He will use his personal pressure washer.
- Management was asked to purchase two (2) \$500 Visa cards for maintenance.

- Larry reported there was a dead deer in the lake by Cypress Glenn. He and Tom will try to remove it.

ARB report was given by Jennifer & Justin

- An ARB report was provided in the Board packets.
- All ARB requests have been processed.

Manager's Report was given by Lynn.

- The quarterly Legal Report was not provided by Martel and Ozim
- The Management report for November 2024 was provided in the Board packets.
- A collection report showing \$\$12,345.71 for November was provided in the Board packets. An Intent to Lien report for \$1538.93 was provided in the Board packets.
- A violation report for November 2024 was provided in the Board packets.
- Management advised that a homeowner was upset for a violation for landscape debris at the curb on a Saturday, but Orange County did not pick up on Wednesday.
- Management advised that a homeowner was upset for a violation for a sign in their front yard and had posted negative comments about the HOA and management on Next Door.

Old Business

- Short-term rentals were discussed. **This item was tabled.**
- Document amendment regarding quorum as discussed. **This item was tabled.**
- The Hurricane shutter rule was discussed. Management provided the latest draft from the attorney. Gina is concerned about the wording of when the shutters should be removed and “state of emergency lifted”. Jose is going to go over the rules and make recommendations. A conference call with the attorney will be set. **This item was tabled until January 2025.**
- Alex has provided a proposal for the pavilion stairs. Vice Painting has visited the property and is working on a proposal also. Gina will find other vendors at the expo.
- Board certifications were discussed. Management advised that if the Board did not produce their certificate by 12/30/24, they would be removed from the Board. Also, Board members are not permitted to be delinquent on the HOA dues and all members were asked to check their status to remain compliant.

New Business

- The Board discussed Tom's concern about the leaning pine trees at the clubhouse. Sam, the tree guy looked and said they were healthy. Tom mentioned they were depositing pine needles on the roof and the pavilion roof needs a roofer to look at the holes and rust spots. Gina will contact roofing vendors at the Expo.
- Vandalism at the Tennis Court was previously discussed.
- Signs were previously discussed.

Open Floor

- Bob advised the Board that the tennis players were not happy about the tape on the courts for pickle ball. He wanted to know the number of guests permitted per amenity card and was told 4 per card. He was going to discuss with his players as they would possibly not be able to play due to the number of players showing up.

The meeting was adjourned at 8:09 pm by Jose'.

The next meeting will be held on Monday, December 9th, 2024, at 7:00 pm.