

MINUTES OF THE JOINT ARB, BOARD OF DIRECTORS MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
September 9<sup>th</sup>, 2024

The September 9<sup>th</sup>, 2024, Board of Directors and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:04 PM by President, Jose Vicente. 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 Jennifer Sheehan, Linda Mitchell, Gina Dreistadt and Winston Cooke, Jose Vicente, Wayne Hunte and John Passarella present. None were absent. The management company was represented by Lynn Edwards of Home River Group.

The Proof of Notice for the ARB Committee and Board of Directors Meeting was signed by Jose Vicente, President.

**MINUTES APPROVAL**

***Linda motioned and Gina second the motion to accept the August 12<sup>th</sup>, 2024, Board of Directors meeting minutes as published. All in favor and the motion passed.***

Gilman Pools Report: Dan with Gilam Pools gave a report to the Board. He stated Juan takes care of the maintenance and said the chlorine is not able to keep up with the demand and the HOA may need a bigger tank. He also stated the autofill is experiencing some difficulties. He stated he will let management know if the \$1475 monthly invoice would increase in 2025.

The OCSO Report was given by Jose.

There was a 35 MPH sign down and AT and T were to blame.

Treasurer's Report:

- Winston gave the Treasurer's Report, and the HOA is approximately \$47,000 over budget.
- The August Financials were approved as published by Winston.
- Lynn and Winston are working on the 2025 Budget draft.
- Winston suggested the HOA consider dropping the extra Umbrella insurance. This would save the HOA approximately \$8000. ***Winston motioned and John second the motion to drop the extra umbrella insurance. All in favor and the motion passed.***

**Committee Reports:**

Landscape report was given by Winston.

- ***Winston motioned and Gina second the motion to accept the two proposals from Juniper Landscape for \$649.00 to cover Cypress Green and parking lot proposals. All in favor and the motion passed.***
- Juniper will provide dusty miller and a red flower for the next change out.

Maintenance report was given by Larry.

- Winston should be reimbursed \$249.21 for new fan blades for the pavilion. Larry and Tom provided the maintenance.
- Maintenance fixed GFI's for fountains.

- Larry reported the box that houses the pool pumps and motors is sinking. Management will contact Theissen Brothers to see if they can fix them.
- Tom reported the tanks that hold acid, and chlorine may be too small. Management will contact Theissen Brothers to see if they can fix them.
- Larry had a complaint about the cleaning visit from Majestic Janitorial.

**ARB report** was given by Jennifer

- An ARB report was provided in the Board packets.
- Bob will provide management with an address off of Branchwater that is experiencing flooding.

**Manager's Report** was given by Lynn.

- The quarterly Legal Report was not provided by Martel and Ozim
- The Management report for September 2024 was provided in the Board packets.
- A collection report for September 2024 was provided in the Board packets.
- A violation report for September 2024 was provided in the Board packets.

**Old Business**

- Short-term rentals were discussed. **This item was tabled.**
- Document amendment regarding quorum as discussed. **This item was tabled until January 2025.**
- Management advised the Board that the Board Certification class was cancelled. Martel and Ozim will advise when it is rescheduled.
- Management was asked to obtain pressure washing proposals for November 2024.
- The Hurricane shutter rule was discussed. Management was asked to forward some wording changes to the HOA's attorney and table until **January 2025.**

**New Business**

- Management provided 2 pool maintenance proposals as well as the existing proposal from Gilman Pools. Amenity Pools \$735 per month; Brinks Pools \$1500 per month and Gilman Pools existing contract at \$1475 per month.
- The Board advised they would remain with Gilman Pools until January 2025 and would revisit the contract at that time.
- Tom reclused himself from the meeting. He provided a proposal to take over the cleaning of the clubhouse and pavilion rental. ***Winston motioned and Gina second the motion to cancel the Majestic Janitorial contract and accept the proposal from Tom Brassard for \$300 per week and ot to exceed \$1200 per month. All in favor and the motion passed.***
- Management advised the Board that Tom is an independent contractor and does not carry the necessary Workers Compensation Insurance. The Board advised they accepted the risk, and Tom was advised that he was responsible for injuries.
- Management advised the Board that she received a Utility Easement from Dean LSNT, LLC for Dunkin Donuts and the HOA was enjoined. Management requested a legal opinion from Martel and Ozim and was advised this Easement would not affect current litigation regarding the commercial buildings on Dean Road.
- ***Jose motioned and Gina second the motion that "on the advice of the attorney, they would reluctantly authorize the utility easement and authorized management to sign the easement with Linda and Winston as witnesses. All in favor and the motion passed.***
- Management advised the Annual Meeting mailout was processed.

### **Open Floor**

- A homeowner asked about campaign signs and advised that the standard is a sign can be placed in the yard 30 days before an election and must be removed within 7 days after an election. An election was defined as a primary or national election with voting. The sign cannot be larger than 3 x 3. Management was asked to do an email blast.
- Larry asked about restriping the tennis courts to allow for pickleball. Bob stated he had no problem with it. Gina is working on proposals. A net would cost \$85. **This item was tabled.**
- A homeowner asked about extreme parking at the clubhouse. Management will reach out to OCSO to see if there is any remedy.
- Winston asked management to inquire of the County about the possibility of trimming the trees along Cypress Springs Parkway.
- Winston asked management to inquire of Holiday and Christmas decorating meetings to check the lights and get a committee started.

**The next meeting will be held on Monday, October 14<sup>th</sup>, 2024, at 7:00 pm.**