

MINUTES OF THE JOINT BOARD OF DIRECTORS  
And ARB MEETING  
CYPRESS SPRINGS OWNERS' ASSOCIATION.  
April 14<sup>th</sup>, 2025

The April 14<sup>th</sup>, 202 Board of Directors, 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 Jennifer Sheehan, Gina Dreistadt, Winston Cooke, Jose' Vicente, Wayne Hunte, John Passarella and Flavio Correia were present. None were absent. The management company was represented by Lynn Edwards of Folio Association Management.

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

**MINUTES APPROVAL**

***Jose' motioned and Gina second the motion to accept the March 10<sup>th</sup>, 2025, Board of Directors and Joint ARB meeting minutes as published. All in favor and the motion passed.***

**The OCSO Report was given by Jose'**

- Rida stated she may be stepping down and she is recommending Officer Barton.
- Rida is having a difficult time finding deputies to work off-duty.
- Winston advised the OCSO budget is \$15,000 for the year.
- The Board discussed raising the OCSO to \$80 per hour.

**Treasurer's Report: Winston**

- Winston reported that currently the HOA is approximately \$14,000 under budget.
- March financials were received and approved by Winston.
- Winston asked if the first payment from the owner on Lady Slipper Circle had been made on time and was advised by management that it had not. Management will contact the HOA's attorney to draft a demand notice.

**Committee Reports:**

**Landscape report** was given by Winston and Gina.

- Juniper did not mulch the correct areas. They will order more and finish the job at their expense.

**Maintenance report** was given by Larry.

- ***Winston motioned and Flavio second the motion to approve the additional \$2000 to Sunshine Irrigation for fixing the cracks in the pool deck. All in favor and the motion passed.***
- Larry advised that the control box to the motor of the pool pump was wired incorrectly. Management had already contacted Theissen Brothers and Smithson Electric. A new box is on the way.
- Larry asked Smithson Electric to also look at the front entrance lights as there was a problem with the lower lights.
- Larry and Tom will look at the emergency light that is making noise.
- Gilman Pools proposed \$750 to clean the pool filters. Tom cleaned them already.

**ARB report** was given by Jennifer and Justin

- An ARB report was provided in the Board packets.
- Trees were discussed. Management advised she is waiting on an attorney's option regarding the denial of tree removal based on possible damage to a home as well as the requirement to replant. The Board has always held that if a tree is removed, it must be replanted. A homeowner was present and asked for permission to cut down a tree in his yard that is causing driveway cracking and possible damage to the home, should the tree fall. He provided an Arborist report. Management was advised to approve with stipulations that the tree must be replanted until the attorney's opinion is received.
- The Committee discussed the need for a structured painting palette. The Board decided to continue with the current procedure that states the request for paint must be a three-color published pallet and subject to ARB approval for aesthetics.

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

- The quarterly Legal Report from Martel and Ozim was not available.
- The Management report for April was provided in the Board packets.
- A collection report showing \$11642.80 for April 2025 was provided in the Board packets. Intent to Lien matters a total of \$9327.13.
- A violation report for April 2025 was provided in the Board packets.
- Management was asked to check into setting up online voting.

#### **Old Business**

- Short term rentals were discussed and **tabled**.
- Document amendment regarding quorum as discussed. **This item was tabled.**

#### **New Business**

- None.

#### **Open Floor**

- Bob read his verbiage for the tennis and pickle ball court rules. The Board approved the verbiage. Bob stated the sign was originally only \$20 and was hoping to stay in that range.
- Linda inquired as to why she was not notified that she was removed from the Board. Management stated she called, texted and emailed several times. Management did speak with Linda and stated it was with attorney recommendation that any board member that could not produce the Board certification letter would be temporarily removed until the certificate was produced. Management gave Linda the phone number to Martel and Ozim.
- Justin asked if more chairs for the pool could be ordered.
- Management was advised to let Last Chance Enterprises know of the problems with the attendant on Sunday and advised they had 30 days to cure. The Board asked management to obtain proposals for a new security company. Winston will meet with Last Chance Enterprises if needed.
- Bob is going to get a proposal on a "NO LIFEGUARD ON DUTY" sign.

**The next meeting will be held on Monday, May 12<sup>th</sup>, 2025, at 7:00 pm.**