

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
February 10, 2025

The February 10th, 2025, 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, and John Passarella were present. 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

Jose 'motioned and Gina second the motion to accept the January 13th, 2025, Board of Directors and Budget meeting minutes as published. All in favor and the motion passed.

The OCSO Report was given by Jose'

- The report stated there were two traffic stops reported by OCSO off-duty patrol.
- Jose' advised the Board that the OCSO rate is going up to \$55 per hour plus fees for coordinating the program.
- Jose' will reach out to the FHP to inquire if their rates are better.

Treasurer's Report: Winston

- Winston reported that currently the HOA is approximately \$1800 under budget.
- Winston advised that the operating account has a \$250,000 CD and reserves has a CD of \$200,000 which is going to mature on 2/12/25. ***Winston motioned and Jennifer second the motion to roll the \$200,000 reserves CD into a 7-month CD at 3.99% interest. All in favor and the motion passed.***

Committee Reports:

Landscape report was given by Winston.

- The dusty millers at the front entrance will remain until March. In April marigolds will be planted.

Maintenance report was given by Larry.

- Larry and Tom cleaned, and pressure washed the pool deck.
- The rotten wood on the pavilion deck and stairs are being replaced.
- The maintenance team has authorized the existing ramp to be made of concrete.

ARB report was given by Jennifer

- An ARB report was provided in the Board packets.
- The ARB request to remove a tree was discussed. This request was due to homeowner concerns of possible damage. The ARB was approved with the stipulations that the homeowner grind the stump and replant a tree no smaller than 6-inch DBH within 30 days.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was not included.
- The Management report for February was provided in the Board packets.
- A collection report showing \$12,228 for February 2025 was provided in the Board packets.
- A violation report for February 2025 was provided in the Board packets. A homeowner requested that her violation for holiday decorations be closed due to Valentine's Day décor. The Board agreed and management was asked to close the violation.

Old Business

- Short-term rentals were discussed. **This item was tabled.**
- Document amendment regarding quorum as discussed. **This item was tabled.**
- The pavilion roof was discussed. Alex was awarded the contract and will start the repairs the week of February 17th, 2025. Alex advised that all the repairs to the deck and roof would be completed by March 7th, 2025.
- Board certifications were discussed. Management advised that there was a temporary seat on the Board due to a board member not receiving the Board certificate. The Board welcomed volunteer Flavio Correia to fill the vacancy. Management will communicate with Mr. Correia regarding certificate requirements.
- Management advised that the Corporate Transparency Act is on hold until June 2025.
- Night patrol was discussed. **This item was tabled.**
- There is no news on the vandalism to the grass.

New Business

- *Jose' motioned and Jennifer seconded the motion to accept the Cypress Springs Owners Association, Inc. Rules for Hurricane Shutters and Hurricane Protection Systems as prepared by Martell & Ozim, P.A. as drafted. All in favor and the motion passed.* Jennifer Sheehan signed as the President of the Association and Winston Cook signed as the Secretary/Treasurer of the Association. Management will forward the signed document to Martell and Ozim for filing.

Open Floor

- Larry asked about the possibility of pickleball again. The Board agreed to allow Larry and Tom to paint one court with pickleball lines to see if it is utilized.
- Larry is upset about a home on Satinwood Circle that is still in disrepair. Management advised the matter is with the attorney and at mediation level. The homeowner has ignored all attempts to remedy and mediate. The next step is a cost deposit to the attorney in hopes of a summary judgement. Homeowners in attendance were asked to call 311 and report the bromeliads and disrepair of the landscape to see if zoning would reconsider and take action.
- Larry would like some "no parking" signs placed around the ponds to deter people from parking on the grass while fishing. Management was asked to ask OCSO off-duty patrol to watch the area.

The meeting was adjourned at 8:16 by Jose'

The next meeting will be held on Monday, March 10th, 2025, at 7:00 pm.