

MINUTES OF THE JOINT BOARD OF DIRECTORS
BUDGET and ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
January 13, 2025

The January 13, 2025, 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

Jose 'motioned and Wayne second the motion to accept the December 9th, 2024, Board of Directors meeting minutes as published. All in favor and the motion passed.

The OCSO Report was given by Jose'

- The report stated there was nothing to report. The New Year's Eve patrol was successful as there were no problems reported.

Treasurer's Report: Winston

- The 2024 End of year financials are in review.
- Winston reported the balance sheet is strong
- Accounts receivables are approximately \$13,000
- The current reserves are on target to maintain current levels.
- Legal expenses are higher than expected.
- Management services are approximately \$38,000
- Administration fees are approximately \$24,000
- Insurance was lower by approximately \$9,000. This was adjusted as the additional umbrella insurance was reduced to 1 million.
- Irrigation was over budget
- Pool maintenance and repairs were over budget
- The HOA is approximately \$51,000 over budget.

Committee Reports:

Landscape report was given by Winston.

- The corner of the pool revamp is complete
- The board decided not to trim the crepe myrtles this year.
- Winston gave appreciation to the maintenance team.

Maintenance report was given by Larry.

- The Christmas lights looked great and saved the association money.
- Gilman Pools did not bring back the keys.
- Larry met with Orlando Roofing and is waiting on a proposal.

- Alex is prepared to start on the pavilion stairs. He does not need to pull permits.
- Larry wants to paint one tennis court with the pickle ball lines
- Alex addressed the board regarding the \$50,000 proposal for the repair of the pavilion deck and stairs. He stated no permits are needed. The proposal is only an estimate, and he estimated high. He stated that no permit is needed.

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 from Martel and Ozim was not included.
- The Management report for January 2025 was provided in the Board packets.
- A collection report showing \$14731.17 for January 2025 was provided in the Board packets.
- A violation report for January 2025 was provided in the Board packets.
- Management advised that mediation was complete regarding the appealing matter affecting the commercial building on Dean Road.
- Management advised that violations for holiday lights would start February 1st, 2025

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 tabled until a meeting with the attorney can be scheduled.**
- The pavilion roof was discussed. Larry is waiting for another proposal.
- ***Winston motioned and John seconded the motion to approve Alex's proposal for the pavilion stairs and decking repair. The proposal is not to exceed \$50,000. All in favor and the motion passed.***
- Board certifications were discussed. ***Jen motioned and Jose' second the motion to remove Linda Mitchell from the Board until a certificate of completion of the required Board Certification Course is presented. All in favor and the motion passed.***
- Management advised that the Corporate Transparency Act is on hold until June 2025.

New Business

- Management was asked to check with Orange County Sheriff extra patrol to inquire about less day-time patrols and more night-time patrols.
- Management was asked to inquire of Dennis Last with Last Chance Enterprises to see about roving patrols and the cost.

Open Floor

- Larry asked about the possibility of more benches and repairing the benches on Cypress Pavilion Parkway. He would also like a new timer for the tennis court and a new flag. Jennifer approved the expenditures.

The meeting was adjourned at 8:29 by Jose'

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