

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
July 14th, 2025

The July 14th, 2025, Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:03 PM by Director and Acting 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 Gina Dreistadt, Winston Cooke, John Passarella, Flavio Correia, and Jose' Vicente present. Jennifer Sheehan was absent. The management company was represented by Lynn Edwards of Folio Association Management.

Flavio motioned and Gina second the motion to appoint Yvonne Heiderich from Cypress Villas to the Board. All in favor and the motion passed. Yvonne joined the Board.

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

MINUTES APPROVAL

Gina Motioned and Flavio second the motion to approve May 12, 2025, Board of Directors and Joint ARB meeting minutes as published. All in favor and the motion passed.

Winston motioned and Flavio second the motion to accept June 9th, 2025, Board of Directors and Joint ARB meeting minutes as published. All in favor and the motion passed.

Dennis Last and Eddie with Last Chance Enterprises addressed the Board. Management was asked to obtain a proposal for midnight roving patrol. Winston stated this was not a budgeted item.

The OCSO Report was given by Jose'.

- OCSO did not provide a report.

Treasurer's Report: Winston

- Winston reported that currently the HOA is approximately \$34,000 under budget.
- June 2025 financials were received and approved by Winston.

Committee Reports:

Landscape report was given by Winston and Gina.

- Juniper advised that there will be a contractual 3% increase in October. The Board agreed that they would not obtain Requests for Proposal for Landscaping this year.

Maintenance report was given by Larry.

- Larry reported that a flower box by the pool was busted.
- Larry reported somebody left a piece of metal on the pavilion steps that could cause injury.
- Gilman provided an estimate for a "plumb in check valve" for \$489. This item was tabled as Tom had the information, and he was not present.

ARB report was given by Justin

- Justin recommended that the Board notice a Rules and Regulations meeting to address driveway stains as well as painting homes.
- Management was asked to send Justin the current driveway paint color and stain examples and rules.
- Justin will redraft the rule to send to the attorney.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was not provided to the Board.
- The Management report for June was provided in the Board packets.
- A collection report showing \$13,574 for July was provided in the Board packets
- A violation report for July 2025 was provided in the Board packets.

Old Business

- Document amendment regarding quorum as discussed. Management was requested to prepare a report detailing the number of owner-occupied homes compared to rental properties.
- Management advised that online voting through Folio Management and CINC would be approximately \$210 per year plus $\$1.75 \times 683 + 81$ billed annually. This comes to \$1547 per year for online voting. The Board tabled this matter until the report can be obtained, indicating how many homes are owner-occupied and how many emails are registered with the Management company.
- Management advised that Chris with BPW pressure washing offered a special of \$50 per home for driveway, curb and sidewalk pressure washing with a minimum of ten homes to participate. The response was very good, and 16 homes responded. Gina is to provide a list of community pressure washing needs.

New Business

- Management advised that Martel and Ozim provided the requested title search and subsequent community map which shows Parcels 1,2,3,5,6,7 and units 1,2,3,4. They also provided the legal descriptions of each parcel which was used to create the map.
- Artificial turf was discussed. The Board has decided to continue with current procedures as legislation has not been determined to make any changes.
- Management asked the Board to clarify recognized holidays regarding decorations. The Board discussed Federal Holidays as well as other celebrated holidays. The Board decided to continue with the current practice of decorations within 30 days of the holiday unless there are complaints and then they will revisit the situation.

Open Floor

- A homeowner from Satinwood asked about the possibility of adding another bench on Cypress Pavilion Parkway. Winston advised this was not budget and though there were enough benches.
- Larry asked what is being done about the trash left on the corner of Tera Cota and Satinwood Circle. Management advised that they had to follow the 3 violation procedures as indicated in the HOA documents.

The next meeting will be held on Monday, August 11th, 2025, at 7:00 pm.