

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

The March 10th, 2025, Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:03 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

Gina motioned and Winston second the motion to accept the February 10th, 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'

- There was nothing to report.

Treasurer's Report: Winston

- Winston reported that currently the HOA is approximately \$6000 under budget.
- Winston advised that the audit draft was received, and he is evaluating.
- February financials will not be approved until March 15, 2025, pending several adjustments to include Reserve interest income, clubhouse cleaning payments and a small journal entry.

Committee Reports:

Landscape report was given by Gina

- *Juniper will mulch in Spring. Gina motioned and Winston second the motion to approve the \$21,303 proposal from Juniper for mulch. All in favor and the motion passed.*
- *Winston motioned and John second the motion to add Brett Hogan of 1607 Sienna Court to the landscape committee. All in favor and the motion passed.*
- *Jen motioned and Gina second the motion to accept the Juniper Landscape proposal of \$1399 to add the annual marigolds to the front entrance. All in favor and the motion passed.*

Maintenance report was given by Larry.

- Larry reported that the pavilion steps, rails and disabled ramp have been repaired.
- Larry reported that one tennis court has been painted for pickleball use.

ARB report was given by Jennifer

- An ARB report was provided in the Board packets.
- Most of the requests are roofs, fences and trees. Justin stated that if a tree is removed, the stump must be ground and the tree replaced by HOA documents.

- Metal roofs were discussed. A homeowner wants stamped metal and the resolution signed in February states that roofs must look like shingles. Justin stated there is also a noise concern.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was included in Board packets.
- The Management report for March was provided in the Board packets.
- A collection report showing \$10,749.20 for March 2025 was provided in the Board packets. Intent to Lien matters a total of \$242.88.
- A violation report for March 2025 was provided in the Board packets.
- Management advised the board that the home on Satinwood Circle was in the process of litigation for the landscape as well as the trim.
- Management was asked about cracked driveways and the board was advised that there were two addresses turned over to the attorney for cracks which exceed 2 inches in height.

Old Business

- Short-term rentals were discussed. **This item was tabled.**
- Document amendment regarding quorum as discussed. **This item was tabled.**
- Board certifications were discussed. Management advised that the temporary seat on the Board was filled by Flavio Correia.
- Management advised that the Corporate Transparency Act that FinCin reporting was not required at this time.
- A homeowner reported that another incident was reported regarding the vandalism to the grass by ATV's.

New Business

- Management advised the Board that Home River Group has rebranded to Folio Management Services.
- Gina advised that she would like to create a specified color pallet for painting. The Board decided to keep it open for discussion and requested that homeowners wishing to paint should submit a request and the ARB will approve or deny based on established practices and published color pallets.
- Management provided the Board with the Dunkin Donuts commercial building elevations that were provided by the developer, Larry Lemos. Larry was asked to submit an ARB application, but he did not respond. Further, Larry Lemos was asked to provide a timeline and elevations to share with the Board and membership. These were provided and membership in attendance was asked if they had any questions. They had none.

Open Floor

- Larry reported the pavilion roof was complete. ***Jose' motioned and Winston second the motion to approve an additional \$1360 to the original proposal for the roof to complete the project. All in favor and the motion passed.***
- Alex will provide an invoice for the pavilion roof repair.
- Larry asked about the home on Satinwood and was advised that the matter was in the process of litigation.
- Larry asked if a sign could be posted indicating the tennis courts and pickle ball schedule would be determined by day of week and priority. Bob stated he would have the sign created. Jen stated she would rather it be "first come and first served".

The next meeting will be held on Monday, April 14th, 2025, at 7:00 pm.