

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
May 12th, 2025

The May 12th, 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, John Passarella and Flavio Correia present. Jose' Vicente, was absent. The management company was represented by Lynn Edwards of Folio Association Management.

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

MINUTES APPROVAL

Jen motioned and Gina second the motion to accept the April 14th, 2025, Board of Directors and Joint ARB meeting minutes as published. All in favor and the motion passed.

The OCSO Report was given by Lynn

- OCSO did not provide a report.

Treasurer's Report: Winston

- Winston reported that currently the HOA is approximately \$500.00 under budget.
- April financials were received and approved by Winston.
- *Winston motioned and Gina second the motion to approve \$250,000 from the operating account to be placed in a 52-week CD with Popular Bank at an interest rate of 3.633%. All in favor and the motion passed.*
- Winston advised that he requested a 7-month CD in the amount of \$200,000 from the reserves in February but thinks Popular Bank did not do it. Winston will now switch this to a 52-week CD with Popular Bank for 3.633% also.

Committee Reports:

Landscape report was given by Winston and Gina.

- Juniper trimmed the palm trees and Tom verified they were done. Management was advised to pay the invoice. Winston will check on the palms by Brandy Mill.

Maintenance report was given by Larry.

- Larry and Tom fixed the emergency lights at the pavilion. They are still missing two.
- Alex helped with maintenance with the electrical box for the pool pump motor. This part was under warranty and Theisen Brothers, Aquaworx and Management worked to get the part ordered, delivered and installed. Larry verified the electric was wired correctly.
- Larry fixed the exit button at the tennis court.

ARB report was given by Jennifer and Justin

- An ARB report was provided in the Board packets.

- A homeowner provided signatures from his neighbors and requested his fence be permitted to come 2 feet forward of his neighbors' home. The ARB and Board approved his request, and management was advised to send the approval letter.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was provided to the Board.
- The Management report for April was provided in the Board packets.
- A collection report showing \$10,900 for May was provided in the Board packets
- A violation report for May 2025 was provided in the Board packets.

Old Business

- Document amendment regarding quorum as discussed. **This item was tabled.**
- Management was asked to check on on-line voting.
- Last Chance Enterprises have been getting several complaints from maintenance. The cameras show their attendants not paying attention. Tom provided pictures and Jen will pull a security video. The Board asked Management to advise Dennis Last that his services will no longer be needed. He should be invited to the June meeting to discuss the matter. The Board would like to utilize Eddie for pavilion rentals and holidays. They are requesting all future attendants be over the age of 21.

New Business

- Management advised that Dunkin Donuts replied to the email asking if a second vendor would be sharing the Dunkin Donut space. Larry Lemos responded that Dunkin is the only business planned and approved. There is an adjacent lot on the property, and it is approved for potential Quick Service Restaurant future development.
- Management advised that there is still an open position on the Board for a representative from Cypress Springs Villas as Wayne moved and vacated the position.

Open Floor

- A homeowner from Branchwater Trail advised the Board that she removed two trees and did not want to replace them. Management was asked to extend the violation for 30 days to allow the homeowner to come up with options for replacement.
- A homeowner on Water Hyacinth asked about tree replacement also and asked if he removed a tree from the front yard, could he replace it with a tree in the bank yard. The Board advised that a tree removed from the front must be replaced in the front.
- A Board member advised that Orange County frequently has tree give-away-programs.
- A homeowner advised that he found a set of car keys and an amenity card was attached. The management had looked up the address and emailed the homeowner but there has been no response. Management will deliver the keys to the Folio Management office for safekeeping.
- Management mentioned that a Rules and Regulations meeting should be scheduled to address the tree issues.
- Larry asked about the legal status of the house on Satinwood with the overgrown yard and dirty trim. Management advised the homeowner has been requested to attend mediation but has not responded and a court date is set for late June.

The next meeting will be held on Monday, June 9th, 2025, at 7:00 pm.