MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION
August 10th, 2026

The August 10th, 2026, Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:02 PM by President, Bob Doane. 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 Winston Cooke, John Passarella, Bob Doane and Chris Filichia. The management company was represented by Evan Valencia of Folio Association Management.

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

Minutes Approval

Winston motioned and John seconded the motion to approve July 13th, 2026, Meeting Minutes. All in favor and the motion passed.

Approval of Financials

- Winston motioned, and John seconded the motion to approve the July 2026 financials. All in favor and the motion passed.

Landscape Committee

- Juniper is scheduled to be on the property on Wednesday, August 12, to inspect the work completed on the property.

Maintenance / Pool

- The pool has developed a significant black algae issue. Tom and Larry have been working to maintain the pool and keep the algae under control.
- The Board discussed the need for a computer system to manage the pool's water quality and automatically dispense chemicals as needed.

Architectural Review Board (ARB)

- No action noted.

Collections

- The Board reviewed collections, including amounts of $7,367 and $1,278.
- The quarterly collections report will be presented at the next meeting.

Violation Report

- The Board reviewed the violation report.

Marsh Cove:

- The matter regarding mowing is proceeding to mediation. The Board discussed settlement authority.
- Bob motioned and Chris seconded the motion to have the association manager, Evan Valencia, have settlement authority for mediation. All in favor and the motion passed.

Security Cameras

- The Board discussed security cameras and the need to follow the rules and regulations included in the board package.
- Security camera footage may be provided to a resident upon receipt of a police report. Footage may also be provided directly to law enforcement when requested.

Meeting Notice

- The next meeting will be properly noticed to the community at least **14 days in advance**.

Accessory Dwelling Units (ADUs)

- The Board discussed ADUs. The Board agreed to leave the current position unchanged and deny requests for future ADUs.

Fences

- The Board is reviewing the fence issue and will bring the matter back for discussion at the next meeting. The item will be properly noticed to the community at least 14 days prior to the meeting.

Driveways

- The Board discussed driveways. The matter will be placed on the agenda and properly noticed for the next meeting.

Power Outages / Streetlights

- The Board discussed recurring power outages in some areas of Cypress Green, particularly during windy conditions. Homeowners have been asked to continue reporting outages to Duke Energy.
- Duke Energy has identified several trees that are affecting power lines and is working to address the issues.

- The Board also discussed several streetlights that are out along Cypress Springs Parkway. The outages were reported in April, and Duke Energy continues to indicate that the issue is being addressed.

Brink's Security Service

- The Board discussed terminating the Association's contract with Brink's.
- Robert motioned and Chris seconded the motion to provide Brink's with **30 days' notice to terminate the service**. All in favor and the motion passed.
- The management company will contact the appropriate representative on Monday regarding termination of the service.

Pool Service

- Robert motioned and Chris seconded the motion to hire **Gil Pool Service** to begin pool maintenance, drain and acid-wash the pool, and install a computer-controlled system to automatically dispense chemicals and maintain the proper chemical balance. All in favor and the motion passed.

Rentals / Pool

- The Board discussed asking Wright Way Security to remain on through Labor Day.
- The Board also discussed using Wright Way Security when the pavilion is rented throughout the year.

1827 Mahogany

- The Board reviewed the matter concerning 1827 Mahogany. No further violations regarding the driveway are to be issued at this time.

Financial Committee

- Winston motioned and John seconded the motion to establish a Financial Committee. All in favor and the motion passed.
- The committee will include Lynn Edwards.

Adjournment

Bob motioned to adjourn the meeting at **8:26 p.m.**

The next meeting will be held on Monday, September 14, 2026