

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
February 9th, 2026

The February 9th, 2026 Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:00 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, Chris Filichia and Bob Doane present. None were absent. The management company was represented by Lynn Edwards of Folio Association Management.

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

MINUTES APPROVAL

Chris motioned and Winston second the motion to approve January 12th, 2026 Meeting Minutes. All in favor and the motion passed.

The OCSO Report was given by Officer Jennifer Barton

- Officer Barton addressed the Boards concerns regarding the new officer tracking system. It seems there are more hours being billed and the rates went up. Officer Barton explained it is still the normal 20 random hours per month and the rates did go up. They are doing one-hour shifts.
- Larry asked about the deer poaching and the ducks being killed on the road. Officer Barton advised him to call the non-emergency number and to also report it to her.

Last Chance Enterprises: Dennis and Eddie

- Dennis and Eddie advised they are working on a proposal for 2026 which will include a slight hourly rate increase. They already have an attendant ready to work at CSO. The attendants will be more visible.
- Last Chance advised that they have to pay 6% sales tax and that is why the rate will go up. Management advised the HOA is not-for-profit and would forward the form to Dennis.
- If an attendant is needed this year the schedule will be Memorial Day to Labor Day plus Spring Break week, holidays and pavilion rentals. 11:00 am – 7:00 pm. There is a 4-hour minimum shift and only Lynn or Winston can ask the attendant to leave due to weather.

Treasurer's Report: Winston

- Winston reported that currently the HOA is over budget by approximately \$44,000. This was expected due to the landscape, mulch and tree trimming and was a carry-over from December 2025.

Committee Reports:

Landscape report was given by Winston.

- Winston advised that the freezing weather did damage some plants but he is waiting until March to see what comes back before replanting.

Maintenance report was given by Larry.

- Larry advised another deer was found shot. Also, a mother duck was killed crossing the road and he is taking care of the ducklings. Management printed 120 flyers and Larry and his team distributed to homes in the back of the community regarding ducks being killed.
- Management will contact Gilman Pools regarding the pool pump running 24/7.
- Management was asked to contact Duke Energy as to when the last increase occurred.
- The tree trimming is complete.

ARB report was given by John and Justin

- ARB for Blue Fox fence was discussed again as the homeowner redrew the intended position. Due to the uniqueness of the lot, the Board approved the ARB and management will send the letter.
- ARB for Buckhorn was discussed. The homeowner requested to paint his driveway an approved color but wanted to add "Shark Coating". ***Bob motioned and Chris second the motion to approve the color and coating due to the maintenance benefits however, the apron coating was denied. All in favor and the motion passed.***

Wrightway Security

- Darius with Wrightway Security spoke to the Board regarding pool attendant services. They will patrol the common areas and have a 4-hour minimum. They will provide management with a proposal for consideration.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was not provided in the Board packets.
- Collections are \$9685.
- The Management report for February was provided in the Board packets.
- A violation report for February 2026 was provided in the Board packets.
- Management offered the Board a settlement agreement for a home on Mossy Creek that had a garage door violation for over a year. The attorney reached offered a settlement agreement and the Board accepted it.
- Management asked for the Board's direction on violating lights under the eaves of the house. The Board said as long as they are uniform, one color and enhance the home, then they would not violate them at this time.

Old Business

- The Board discussed the tree resolution. **This item was tabled.**
- Management will forward the link for the software program that may help update the bylaws digitally to Gina.

New Business

The pool attendant vendor and the duck flyer were discussed previously in the meeting.

Open Floor

- Gina asked if management could contact OSCO about the street racing on Curry Ford.

Bob motioned to adjourn the meeting at 8:30pm.

The next meeting will be held on Monday, March 9th, 2026, at 7:00 pm.