MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
July 13th, 2026

The July 13th, 2026, Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:01 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 Filchia and Bob Doane present. None were absent. The management company was represented by Lynn Edwards and Evan Valencia of Folio Association Management.

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

Management introduced Evan Valencia with Folio Management. Mr. Valencia will be the assigned manager for the HOA starting August 1st, 2026. Lynn Edwards will remain in a consulting position until further notice.

MINUTES APPROVAL

Winston motioned and Chris second the motion to approve June 8th, 2026, Meeting Minutes. All in favor and the motion passed.

Treasurer's Report: Winston

- Winston reported that currently the HOA is over budget by approximately $8,000. This is expected and will adjust as the year progresses.
- ***Winston motioned and Bob second the motion to approve the June 2026 Financials. All in favor and the motion passed.***

Committee Reports:

Landscape report was given by Winston.

- Winston and Gina did a walk-through inspection with Juniper Landscape.
- Chris ***motioned and John second the motion to approve the Juniper Landscape proposal of $10,381.21 for landscape enhancements for the entire area except the front entrance. All in favor and the motion passed.***
- Winston advised that he received a proposal of $6773.94 for the front entrance modification. Juniper Landscape will maintain the trees and replacements are cold tolerant. This was tabled.

Maintenance report was given by Larry.

- The new cameras were installed on the tennis court and the 180 camera was installed at the pool. There is now a total of 14 cameras.
- A new flag was hung.
- Larry asked for permission to have Alex fix a breaker in the fountain at Eagles Glen. This was granted.
- Tom reported that he pressure washed some of the pool tiles as Brinks did not brush. Management was asked to contact Brinks and advise that the pool needs vacuumed or brushed.

ARB report was given by John and Jen

- The ARB report was provided in the Board packets.
- Fences were discussed. The ARB is asking for clarification for fence height if homes back up to a pond or retention pond. The County guidelines state that a fence that comes within 50 feet of the high-water mark must taper down to 4 feet and be slated. This item was tabled.
- Metal roofs were discussed. Roofs can be metal but must resemble shingles. The one home that already has a metal roof was installed before the resolution was signed.
- Pavers were discussed. A home on Crystal Springs placed pavers on their front yard and extended past what would have been approved. They did not complete an ARB.
- Driveways were discussed. A homeowner on Lady Slipper requested a semi-circular driveway with 2 aprons, and access points and was denied. He challenged the vote. ***Winston motioned and Bob second the motion to allow semi-circular driveways. Bob and Winston voted yes and John and Chris voted no. The Board decided the Board President would be the tie breaker. Bob voted to permit the semi-circular driveway and the motion passed by President override.***
- Management was asked to contact the attorney and revise the driveway rule to include semi-circular driveways that are pavers only. They must have County permits and at least 25% of the front yard must be landscape.
- ADU's were discussed. Jen will do some research as to the legality of ADU's in the HOA. John mentioned an ADU can only be on a lot over 10,000 square feet. The ARB could limit size and appearance. This item was tabled.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was not included in the Board packets.
- Collections are $7789.76 and Intent to Lien's are $4871.82.
- The Management report for July was provided in the Board packets.
- A violation report for July 2026 was provided in the Board packets.

Old Business

- Software update was tabled until Chris can investigate it.
- The maintenance and cleaning release was tabled.
- The Rules and Regulations regarding security cameras was tabled.

New Business

- Management was asked to contact FFW or a trapper to see if they could alleviate the excessive population of ducks.
- A homeowner asked if the HOA could request 8 "no soliciting" signs from the County. These should be placed at the main entrance off of Dean Road.

Open Floor

- A homeowner was advised that trees blocking streetlight was not in the jurisdiction of the HOA. It was homeowner or Duke Energy responsibility.
- A homeowner complained about black algae in the pool. Management will contact Brinks Pools and obtain a proposal. This would require the pool to be shut down for 6 days.
- A homeowner asked about painting the HOA's wall that faces his property. This is the homeowner's responsibility. Maintenance can provide the paint or paint colors.

- A homeowner mentioned dead pine trees. Management advised her to let her know where they are located so that she can contact Sam, with Affordable Tree.
- Larry asked for clarification regarding the amount of church signs permitted at the 4-way stop. Previous minutes approved one sign. Bob said he would allow one at each stop sign, or a total of 4 signs. Larry will advise the Church. Signs can be placed on Saturday afternoon and must be removed on Sunday afternoon.
- Larry advised pool guards are looking at their phone while on duty. Pool guards are allowing people into the area without amenity cards.
- The President of the Villas asked for permission to bring in more than 8 people for a family gathering on 7/19/26. ***Bob motioned and Chris second the motion to allow this. Winston and John voted "no". The board decided that the Board President's vote would rule, Bob voted yes, so the motion passed.***

Bob motioned to adjourn the meeting at 8:58 pm.

The next meeting will be held on Monday, August 10th, 2026, at 7:00 pm.