

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
May 12th, 2026

The Amay 12th, 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, and Bob Doane present. Chris Filichia was 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.

MINUTES APPROVAL

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

Wrightway Security Presentation:

Darius with Wrightway Security was present. He reported that security was going well and the pavilion rentals were good. He stated that roving patrol can be added at a minimum of 4 hours per day. The issue with juveniles playing in the lap lanes was discussed and Darius informed the board that they would uphold the pool rules. Management was asked to look into purchasing lane line buoys.

Treasurer's Report: Winston

- Winston reported that currently the HOA is over budget by approximately \$28,000. This was expected due to cash-based accounting.
- April 2026 financials were approved by Winston.
- Management advised the CD will mature on 5/21/26.

Committee Reports:

Landscape report was given by Winston.

- ***Winston motioned and John second the motion to approve the Juniper Landscape proposal of \$1053.29 for fungus and ant removal. All in favor and the motion passed.***
- ***Winston motioned and Bob second the motion to approve the Juniper proposal for \$33,292.37 to replace frost damaged landscape. All in favor and the motion passed.***
- Winston advised that he has requested a proposal from Juniper for a front entrance revamp. He wants to remove 6 trees and replace them.

Maintenance report was given by Larry.

- Larry advised ducks are being vandalized.
- Larry advised there is a boat parked on Satinwood Circle
- Larry asked for permission to buy a grill for \$170.
- ***Bob motioned and Winston second the motion to approve the proposal from Gilman for \$683.00 for a larger 55-gallon chemical tank. All in favor and the motion passed.***
- ***Winston motioned and John second the motion to approve the \$75 monthly service fee addition to Gilman Pools for Algaecide treatments. All in favor and the motion passed.***

- Tom advised the “pool rules” sign is too big so they will relocate it to the right side of the gate.

ARB report was given by John

- The ARB report was provided in the Board packets.
- John advised an ARB was submitted to extend a driveway and apron more than 5 feet and this was denied.

Manager’s Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was not available.
- Collections are \$4922.60. Intent to lien \$2732.00.
- The Management report for May was provided in the Board packets.
- A violation report for May 2026 was provided in the Board packets.
- Management advised the home on Marsh Cove was going to be in mediation.
- Management asked about a home on Cypress Ridge that requires a \$600 cost deposit by the attorney. The violation is a fence that needs repaired. The board approved to send the file to the attorney

Old Business

- Software update was tabled
- Management advised she and Winston met with the CPA and the 2025 Audit was complete.
- The “Release and Hold Harmless” documents were drafted by the attorney. Larry and Tom will sign them.

New Business

- Management was asked to contact the HOA’s attorney to draft a rule regarding homeowner access to video taken in the common areas.
- The HOA’s third party website webmaster offered a proposal to move the website from HTTP to HTTPS. The Board rejected this proposal.
- The Board discussed the issue of the tree that fell from the conservation area onto a homeowner’s lot and damaged their pool screen. Based on attorney and insurance agent recommendations, the Board will not take responsibility for this matter and asked management to inform the homeowner that anything on their lot and over their property line is homeowner responsibility.

Open Floor

- A homeowner asked about installing a fence and management advised that they would need to request this via an ARB application online.
- A homeowner on Pink Carnation was upset regarding a painting violation and stated management did not specify exactly what needed to be done. Management referred to several emails indicating where the problem was located.
- A homeowner on Spring Buck was upset because they received a cleanliness violation. They corrected the issue but received another notice. Management will research.
- A homeowner on Spring Brooke asked for a sign indicating “pick up after your pet”. Management will contact the County as this is a county issue.
- A homeowner on Spring Buck was upset because management took pictures of homes where children live. She also reported a man with a bow and arrow came out of the

conservation area behind her house. She did not call law enforcement. She also reported a neighbor's tree was encroaching on her home. She was advised that is is a civil matter and the HOA had no jurisdiction. She asked about community builder events and was informed that she could do that if she wished.

- ***Bob motioned to adjourn the meeting at 8:52 pm.***

The next meeting will be held on Monday, June 8th, 2026, at 7:00 pm.