

Cypress Pines Property Owners Association Inc.
352 Homestead Rd S, Lehigh Acres, FL 33936

Board of Directors Meeting Minutes
April 25, 2019 @ 4:30pm- Lower Board Room/Clubhouse

Members present: Diane Zigrossi, President; Jere Carrick; Linda Lofink; John Thistle; Larry Steuber; Jim Bartel; Andrew Allen. (Absent: Gary Deitrich; Michael Swords).

Meeting called to order 4:30 pm - Quorum established

President opening comments welcoming members

Approval of agenda - Motion by L Steuber; second by J Carrick Motion passed, correction of date for next meeting May 23rd not 25th.

Public comment – Re: Resident comment portion of meetings; Directory.

Approval of minutes, meeting 3/28/2019 - Motion by L Steuber; second L Lofink motion passed.

Approval of Treasurer's report - Motion by J Thistle second by J Carrick Motion passed

Action Items

- 1) Committee appointments all approved Motion by L Lofink; second by L Steuber. Motion passed.
- 2) Resolution (No Parking Enforcement) - Signs have been ordered, towing company contacted. Board discussion... what is common area? Need diagram to show common area, will be rectified before vote. Motion to table by J Bartel; second by J Carrick. Motion passed.
- 3) Resolution (Annual Assessment Due Date) – Bill will be sent out by Jan 1st, with new Billing Information. Assessment will be due within 30 days (January 31st); and past due after 15 days delinquent (or the 15th of February); a late fee and finance will then be assessed. Motion by J Carrick; second J Thistle. Motion passed.
- 4) Community Directory website – Board discussion ...adding information will be voluntary "opt in... not opt out". Include message about directory with notice of annual meeting. Motion by J Bartel; second by L Lofink. Motion passed.

Old Business

- 1) Mail house lease - Owners annual meeting May 9-11 will discuss lease.

New Business

- 1) Amending Governing Documents - \$5000 spent on legal opinions cannot change Documents without 100% ownership vote.

Committee Reports

- Budget and Finance: Electric bill.
- ARC: 2 approvals; None pending at this time.
- Streets and Maintenance: New street signs ordered; bid received for fountain repair \$4390. (Request for additional bids). Entrance signs to be painted; need copy on Danny's insurance. Get volunteers to repaint over white stains on road.
- Rental/Resale - 7 condos for sale \$132k to \$149k; 1 house \$500k; 4 resale applications 1 closed. Need % of rental to owned.
- Compliance - VRBO still listed states 30 day minimum, Cert. Letter sent – 3/6/2019.
- Mail house - Maintenance ok. Still need motion lights and bulletin board, get handyman to do job.
- Social - Party successful

Directors Comments: Request for information and status of disaster recovery plan; to follow-up.

Public comments: Need volunteers to repaint road materials \$200 to \$400 money to be put aside. Speak to neighbors about parking violations. Board Code of Conduct was suggested as an ongoing practice.

Next meeting May 23, 2019 @ 4:30 pm

Adjourn 6pm

Submitted: Carolina Leal
Recording Secretary.