

**CYPRESS PINES PROPERTY OWNER ASSOCIATION, INC.
(CPPOAI)**

**MINUTES OF MEETING OF THE
BOARD OF DIRECTORS,
TUESDAY, APRIL 27, 2021**

The meeting of the Board of Directors was held on Tuesday, April 27, 2021, 6 PM, at the Double Eagle Restaurant, as set forth in the notice of the meeting such time and place, and is attached to the minutes of this meeting. Notice of meeting was posted on the bulletin board located in the Mail House forty-eight (48) hours prior to the meeting. John Thistle, President, called the meeting to order at 6 PM.

Board Members Present: Diana Benoit, Dixie Burrell, Jere Carrick (by phone), Phil Dent, Jan Locke, Linda Lofink, Howard Stitt, Larry Stueber (by phone), and John Thistle. A quorum was present.

COMMENTS FROM THE PRESIDENT: John T. discussed the garage sale with the attorney, it was decided to cancel the garage sale. Our by-laws states that there can be no individual garage sale but says nothing concerning a neighborhood one. He also mentioned Board members' attendance in the past has been low.

ADDRESS THE VISTORS: Visitors had no comments.

ACTION ITEMS:

1. Approval of Agenda: Linda L. made a motion to approve the agenda; Howard S. seconded. Motion carried.

2. Approval/Corrections to Board Minutes (March 16, 2021): Howard S. made a motion to approve the March 16, 2021, minutes; Jan L. seconded. Motion carried.

3. Approval of Treasury Report as Presented: Linda L. Presented.
As of March 31, 2021, Treasury Report is as follow:

BB&T Operating Account	\$ 28,825.96
BB&T Money Market Account	\$ 40,061.70
ACHEIVA Operating Account	\$ 5,979.37
ACHEIVA Money Market Account	\$ 100,951.99
ACHEIVA CD Account	<u>\$ 81,065.32</u>
Total Funds in Accounts March 31, 2021	\$ 256,884.34

Total Allocated to Projects	(\$181,904.10)
Net Funds Available March 31, 2021	<u>\$ 74,980.24</u>

Diana B. made a motion and Howard S. seconded to approve the Treasury Report. Motion carried.

4. Approval of Meeting Room Expense:

Diana B. made the motion and Phil D. seconded. Discussion followed. Larry S. offered Huday's as a meeting place for free. The motion did not pass. Howard S. made a motion to have the Board Meetings at Huday's; Jan L. seconded. Motion passed; however, Diana made a

motion to pay \$100 for the meeting place for April 27, 2021. Motion passed. Future meetings will be held at Huday's.

5. Estoppel Fee: from \$100 to \$150: Linda L. made the motion and Howard S. seconded. Motion carried. Phil will need to update web site on the increase of cost.

6. Background Search: from \$25 to \$40: Linda L. made the motion and Phil D. seconded. Motion passed. Phil will need to update web site on the increase of cost.

7. Plants around Cable Box: \$50: Diana made the motion and Linda L. seconded. Discussion – It was decided the cable box was not in the CPPOAI Common Area but on the golf course's easement. Motion failed.

OLD BUSINESS:

1. Blueprints of two-story home: Jere C. stated the land has not been bought and the owner is having the land surveyed. John T. tabled the topic.

2. Mowing Contracts/Bids: John T. will talk with golf course owners to see if they would take care of the mowing and we would take care of the roads. A contract would need to be signed if agreed.

3. Overdue HOA Fees: Linda L. stated that fourteen (14) homeowners have not paid their yearly dues. After much discussion, it was decided to inform these homeowners that if not paid by a certain date, the CPPOAI would take them to small claims court. Linda will put together a list.

NEW BUSINESS:

1. Violation Chairperson Needed – Dixie Burrell volunteered.

2. Sprinkler Head Leakage on Petrucka Circle – Lucy Morgan on Petrucka has a sprinkler/pipe leakage causing sink holes in her yard and crumbling retainer wall. Mrs. Morgan was asking for assistance; the golf course was not helpful to her. The Board decided that it did not fall within our purview; however, John T. will talk with Jim Osborne and see if there is any assistance he can provide.

COMMITTEE REPORTS:

1. ARC - Jere C. stated the homeowner at 19952 Lake Vista wants to build a 12 x12 foot room. The plans will go to Lee County for approval. Jere is waiting for the final drawings.

More detail work needs to be completed on the Paint Sample book. The Board did not like some of the darker colors.

2. Budget/Finance – Nothing.

3. Compliance/Appeals – Nothing

4. Mail House – We have paid for one palm to be trimmed and should be trimmed this week. Additional rocks were added to the memorial garden. Have one estimate for mail box numbers; waiting for one more local vendor to submit his.

4. Drainage – John T. is still conducting research. Contractors have reviewed, offered suggestions, and provided bids.

5. Street/Maintenance – John T. and Phil D. met with one contractor and received a bid for sealing the road at the entrance of the subdivision. Waiting for more estimates. The current mowing personnel are edging the grass alongside the road of the common areas and the coach homes.

6. Social – Jan L. provided a calendar of events for the year to the Board. It will be sent to homeowners and posted on our web site.

7. Rentals/Resale – Laurel C. stated fifteen (15) resales/rentals for March and April; five are waiting for closure and three new requests for coach homes. In the process of developing new form for rentals – 6 months to 12 for renewal. Laurel is just waiting for our attorney to submit our changes with Lee County.

8. Governance Documents Review Committee – Diana B.'s team provided a mission statement and established goals at its first meeting. A timeline for the draft to be completed for Board review was developed. There was discussion concerning having a rental cap. More discussion to follow. Next Meeting is Friday, April 30, 10:30, at Diana's.

ADJOURNMENT:

Next meeting is Tuesday, May 25 at 6:00 PM at Huday's. Phil made the motion to adjourn and Howard seconded. Motion passed.

