

CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 1, 2017 – 4:30PM

Meeting Called to Order by: Laurel Ciprari, President – 4:30PM

Members Present: Laurel Ciprari (President); Linda Lofink, (Vice President); Michael Swords; Andrew Allen; Jere Carrick; Phillip Koenig; Kelly Morgan and Larry Steuber.

Absent: Paula Carnell (Treasurer)

Quorum established for meeting purposes.

(In the resignation of the recording secretary, Diane Zigrossi volunteered to record and transcribe to text for this Board meeting.)

Action Items:

- Approval of Minutes from May 2017 Meeting:

Motion by: Linda Lofink; Second by: Phil Koenig. All approved/motion passed.

- Approval of the Treasurer's Report:

	<u>May 2017</u>	<u>June 2017</u>
Operating Account Ending Balance:	\$ 21,320.32	\$ 25,459.56
Preferred MMA Ending Balance:	\$ 53,865.69	\$ 53,872.33
Preferred CD Account:	\$ <u>76,444.08</u>	\$ <u>76,512.85</u>
Total:	\$151,630.09	\$155,844.74

Motion by Larry Steuber Second by Michael Swords All approved/ Motion Passed

Old Business:

Video Taping of Meetings – After full board discussion it was determined that meetings can be audio taped for memorialization purposes. Videotaping pursuant to Florida Statute 720.306 (10) RECORDING. – Any parcel owner may tape record or videotape meetings of the board of directors and meetings of the members... The board has determined it will not videotape its own meetings. Motion by: Linda Lofink that meetings can be Audiotape; Second by: Michael Swords. All approved/motion passed.

Kings Greens Repair Invoice from 2016 – Invoice presented for a drive-way that collapsed due to drainage issues. It was agreed that Cypress Pines (Master Assoc.) and Kings Greens at Majestic Condo Assoc. will split the cost 50/50 of the \$4,950.00. Motion made by Michael Swords to pay half as discussed; Second by Phil Koenig. All approved/motion passed.

New Business:

Appointment of a New Secretary – Michael Swords moved to nominate Phil Koenig for Secretary; Second by Larry Steuber. All approved/motion passed.

Member discussion including the public posting of minutes. Minutes will be made available upon request by members only.

Security & Bomb Threat: Discussion and agreement to place "Security" on the September agenda. No action required.

Committee Reports:

Rental/Resales – As of the end of June 2017, 16 units were sold, and pricing is going up; 24 new rentals to date. Discussion of transfer of title and proper vetting. Information only, no action required.

Budget-Outstanding Dues – No update at this time.

Architectural – Discussion of permitted uses; any deviation would require a change in the governing documents. Discussion of enclosure that was previously approved for safety purposes. Laurel Ciprari will check with our insurance company to determine if we have any potential liability as an association, should an injury occur if a “safety” related architectural request is made, but denied. Will place as a discussion item for September meeting. Information only, no action required.

Rules & Enforcement – Two garbage cans will have a first violation notice sent; nine rental violations were sited (missing updated six month renewal form) due June 30th. Fine notices will be going out. Discussion of required six month form requirement. Motion by Michael Swords; Second by Jere Carrick to allow expedited rental form requirement to be amended to annually if same tenant. (New Motion Introduced on the floor) Motion by Larry Steuber; Second by Phil Koenig to table rental form issue to be taken up at September meeting. All approved/motion passed. *Motion by Michael Swords; Second by Phil Koenig to rescind the original motion for an expedited form. All affirmed in the positive/motion passed.

Streets and Maintenance – Pole is to be repaired August 2nd by LCEC. Monument sign was painted and repaired by Angel’s Home Service. Signs require additional painting and patching; estimate to be acquired for completion. Jere will get Bids. Jere and Phil will get Bids on electrical needs in mail house and front entrance. Motion by Jere Carrick; Second by Linda Lofink to approve an amount not to exceed \$1,000 for monument sign paint & repairs. All approved/motion passed.

Social Media – Phil Koenig reported that a meeting took place and additional work on this committee is needed.

Social – No scheduled activity until our out of town residents return in October.

Neighborhood Watch – No additional report

Mail House – Schedule is up; Paula is now scheduled for the month of August.

Other:

Any other items – Directors Questions - None

Any other items – Member Questions - None

Updates – Kings Greens Condo Assoc. – None required

Update – Majestic GC – New Menu distributed. Greens have been reseeded and are on schedule.

Next Meeting – September 26th @ 4:30PM

Motion to adjourn by: Larry Steuber; Second by Mike Swords.

All approved/motion passed - 6:55PM