

# **CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.**

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## **MINUTES OF A BOARD OF DIRECTORS' MEETING**

**DATE:** December 17, 2018

**TIME:** 4:30 p.m.

**PLACE:** Majestic Golf Club, 350 Homestead Rd. South, Lehigh Acres, FL 33936

Directors Present: John Thistle, Paula Carnell, Jere Carrick, Larry Steuber, Gary Dietrich, Michael Swords (arrived at 5:00p.m.), Diane Zigrossi, Andrew Allen and Linda Lofink

The Meeting was called to order by President, John Thistle at 4:30 p.m.

A quorum of the Board of Directors was established.

John Thistle made statement to Board regarding director attendance at meetings.

On motion by Linda Lofink, and seconded by Jere Carrick to approve the minutes of the November 27, 2018 Board Meeting. Further discussion followed with a change to reflect that Paula Carnell left early. Original motion was rescinded with new motion made to amend the minutes by Linda Lofink and seconded by Paula Carnell. A vote was taken to approve the minute which was carried unanimously.

Paula Carnell gave a treasurer's report for November 2018 . On motion by Linda Lofink, seconded by John Thistle, and carried unanimously, the treasurer's report was accepted.

John Thistle introduced Attorney Steve Adamzyk for consideration for replacement of current association attorney. Board discussion followed with John Thistle stating a special meeting would called and a vote be held at that time.

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Andrew Allen stated that he is working on a Community Safety Program plan and John Thistle stated that a committee would be formed to assist Andrew.

John Thistle handed out the most recent gate proposal cost sheet which reflected a very high cost for a project (estimated between \$150,000 and \$190,000) which included land acquisition from Majestic Golf Course. Gary Dietrich (Chair of the Streets/Maintenance Committee) spoke up and stated that he was also working on a proposal that appeared to not be as costly. John Thistle asked Gary when that proposal be finished and Gary stated he needed two (2) weeks for completion. Vote should be taken at next Board meeting.

John Thistle made a motion and seconded by Paula to reduce the number of directors on the Board from nine (9) to seven (7). After a lengthy, interactive discussion a decision was made to not move forward with the proposal.

Discussions of the Mail House purchase from Majestic Golf Course. Concerns were expressed regarding the lack of maintenance of the surrounding grounds including the Memorial Garden which is the responsibility of Majestic Golf Course. Issues put on hold for further discussion at the next meeting.

John Thistle raised the issue of the missing records for prior years with search for missing records continuing. A record retention list has been obtained to determine what records must be retained in order for CPPOAI to be in compliance with Florida Statutes.

Document review/update will be addressed at the meeting after the annual meeting.

The front entrance/guard shack was discussed. Enhancement ideas will be brought forward at a future board meeting.

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John Thistle solicited engineering bids from three (3) firms (Stephanie Caldwell, Aim Corp. and with regards to the lakes and drainage issues. A vote will be taken at a special meeting.

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Committee Reports that were given were brief. Michael Swords stated he would have a report ready for the next meeting regarding rental/Resales.

John Thistle appointed Marjorie Maitland Chair of the Social Committee to replace Larry Steuber.

John Thistle appointed Laurie Ciprari as Secretary to replace Diane Zigrossi.

There were no other items from the Board.

The next regular Board Meeting will be January 22, 2018.

On motion by Linda Lofink, seconded by Jere Carrick and carried unanimously, the Meeting adjourned at 6:15 p.m.

Respectively submitted,

Laurie Ciprari  
Secretary