

CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.
352 Homestead Rd. S., Lehigh Acres FL 33936

Board of Directors Meeting
January 23rd, 2020 @ 4:30 pm – Majestic Clubhouse

AGENDA

- Call Meeting to Order/Establish Quorum
- President - Opening comments
- Approval of the agenda as presented
- Resident (**OWNER COMMENT - *Unrestricted (any topic); 3 MIN MAX**)
- Approval of Minutes – Board Meeting – 12/19/2019
- Approval of Treasurer's Report(s)

Action Items:

- 1) Motion to appoint Andrew Allen as Board Secretary

Old Business:

- 1) Annual Meeting Package – Review
- 2) Storm water Management/Drainage (discussion only)
- 3) Reminder to all Committee Chairs – prepare for Committee Presentation for Annual Meeting

New Business:

- 1) Three Candidates will be on the ballot for two open board positions

Committee Reports:

Budget & Finance;
ARC;
Streets & Maintenance;
Storm Water Management
Rental/Resale;
Compliance/Appeals;
Mail-house;
Social.

Directors comments:

Resident (**OWNER COMMENT - *Unrestricted (any topic); 3 MIN MAX**)

Next Meeting: ANNUAL MEETING ON FEBRUARY 27, 2020 @ 7:00 PM

*** Note: Special meeting will be called if required, to approve any time sensitive pending issues.**

Adjourn:

Cypress Pines Property Owners Association, Inc.

352 Homestead Rd. S, Lehigh Acres, FL 33936

Board of Directors Meeting Minutes

December 19th, 2019 4:30pm - Lower Board Room/Club House

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

Meeting called to order 4:30 pm - Quorum established.

President: Opening comments and welcoming members.

Approval of Agenda: Motion by L. Steuber; Second by J. Carrick. Motion passed.

Delete line at the bottom of the Agenda that states, "Due to scheduling conflict, owner comments will be restricted to "Draft Budget" only at the beginning of the meeting."

Resident Comments: Questions asked if there will be a Christmas gathering by the Association.

Approval of Minutes, both meeting 11/21/2019 and special meeting 12/5/2019 - Motion by L. Steuber; Second by L. Lofink. Motion passed.

Correction of 11/21/2019 meeting minutes: Mail-house is on the same electric bill as what we are currently paying. After Item 2 on the Agenda, L. Lofink left the meeting. Special meeting 12/5/2019 started at 4:30 pm and ended at 4:35 pm.

Approval of Treasurer's Report: Motion by J. Thistle; Second by L. Steuber. Motion passed.

Balances ending 11/30/19: Operating Account: \$30,215.79; MMA: \$55,221.46; CD Acct.: \$78,129.74; Total Funds: \$164,602.99. (Clarification: Faded text in ACHIEVA CD interest should read as \$141.40.)

Action Items:

- 1) Identify line item overages for 2019 budget. Motion that line items shift be approved. Motion by J. Thistle; Second by J. Carrick. Motion passed.
- 2) Approval of Audit Committee: Laurie Ciprari, Doris Moore & Paula Carnell. Laurie agreed to be chair. Motion by J. Bartel; Second by L. Steuber. Motion passed

Old Business:

- 1) Storm-water Management/ Drainage Report: (discussion only). J. Carrick reported the system is working adequately and needs regular scheduled maintenance, e.g., some of the ponds are overgrown. J. Bartel requested more information. Committee meeting to be scheduled to develop a preventative maintenance plan and for more people to be added to the Drainage Committee. Date of meeting: January 12th, 2020 at 12:00 pm. J. Thistle identified the blockage in front of Rex Jackson's house as a major concern. He will request bids from Informax and other contractors; they could check other areas of concern while the are doing their inspection. Action Item for next meeting

New business:

- 1) Jan & Larry Steuber – On street parking for annual Christmas party; (information only).
- 2) Individual maintenance items required in 2020. All Board Committees to create a list of items that need maintenance or repair. L. Lofink requested that Streets Committee renegotiate mowing of common areas with Majestic.
- 3) Annual meeting – Committees will recap year-in-review of what they have done.

Committee Reports:

- Budget & Finance – No Report.
- ARC – Maintenance and painting is done. Committee reviewing paint swatches and to make decisions about selection.
- Streets & Maintenance – Ready to go ahead to get streets painted.
- Storm Water Management – provided under 1) Old Business (above)
- Rental/Resale – 21 units were listed for sale in 2019; 4 closings pending; (5 condos for sale, 14 rental renewals, 2 contracts cancelled)