

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

**DATE:** February 16, 2021

**TIME:** 7:00 PM

**PLACE:** Virtual

The meeting was called to order by President, Jim Bartel, at 7:00 PM.  
A quorum of the Board of Directors was established.

- A moment of silence was conducted for those homeowners who passed away this past year.
- Jim Bartel, President, welcomed and thanked everyone for coming. Jim explained how the meeting would be conducted, i.e., voting, questions asked, comments, etc. He provided the highlights/accomplishments of this past year:
  - Painting of the Mail House and light poles
  - Memorial Garden
  - Major drainage repairs
  - New road signs throughout the community

**Calling the Roll:** Directors Present: Jim Bartel, President: Diana Benoit, Jere Carrick, Linda Lofink, Howard Stitt, Larry Stueber, John Thistle, and Diane Zigrossi. (Due to technical problems, Gary Dietrick was unable to connect with zoom.)

**Proof of Notice of Meeting:** Diane Zigrossi declared proof of notice.

**Reading and Disposal of Unapproved Minutes:** Diana Benoit, Secretary, read the 2020 Annual Meeting Minutes. Bob Hansen made a motion to accept the minutes of 2020 Annual Meeting. Linda Lofink seconded. The motion passed.

**Reports from Officers and Committees:**

**Treasurer's Report** – Linda Lofink, Treasurer, read the following Treasurer's Report:

## Balances ending December 31, 2020

### Operating Accounts:

BB&T – checking	\$ 18,210.47
BB&T – Money Market	\$ 40,050.71
Achieva Checking	\$ 5,979.37

**Total Operating Funds                   \$ 64,250.55**

### Reserve Bank Account Balances

Achieva Money Market	\$ 58,538.48
Achieva CD (.399%)	
(Matures 12.21.21)	\$ 80,985.62

### Reserve Account Breakdown

Drainage	\$ 24,986.10
Road Sealing	\$ 10,000.00
Roads	\$ 104,538.00

**Total Reserves                           \$ 139,524.10**

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Approval of Treasurer's Report – Motion made by Diana Benoit and seconded by John Thistle. Motion passed.

**Audit Committee** – Laurel Ciprari reported the Audit Committee reviewed the books for CPPOAI and found that everything was in order. The Committee would like to thank Linda Lofink for her cooperation during the audit.

**Architectural Committee** – Jere Carrick complimented everyone on their home improvements. Due to Hurricane Irma, there were more than thirty (30) requests for new roofs, house painting, new windows, driveways, etc. Currently, there are two new requests the new Board of Directors will need to discuss: 1. Can a two-story home be built in the neighborhood? 2. Can a metal roof be placed on a home? Phil Koenig asked why he was dropped from the ARC Committee; Jere was not aware that Phil was. He apologized and will notify him of future meetings.

**Mail House** – Diana Benoit thanked all volunteers for assisting in the clean-up and renovations of the Memorial Garden. New electrical wiring for a new spot light for the flag pole and spot light in the memorial garden; dead palm tree was removed; new palm tree planted with many other plants, flagstone and gravel placed. Goals for this year are: painted poles to assist people from not driving on

## **New Business**

- Jim Bartel announced he would be resigning from the board effective today due to work conflict.
- Due to the COVID-19 and the slowness of the postal service, mail from Canadian homeowners and other international homeowners have not arrived; therefore, announcement of votes for proposed changes to Amendments 4.2.5; 13.1.2; and Article 15 have been delayed. The Annual Meeting will be in recessed no longer than 45 days. At which time the annual meeting will be called back into order and results will be announced. Time and place will be sent out prior to the meeting according to Florida HOA Statutes.

Motion to recess. Motion by Diane Zigrossi; seconded by Linda Lofink. Motion passed.