

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.

MINUTES OF A "SPECIAL" BOARD OF DIRECTORS' MEETING

DATE: January 10, 2019

TIME: 5:00 p.m.

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

Directors Present: John Thistle, Paula Carnell, Linda Lofink and Gary Dietrich

Directors Not Present: Jere Carrick, Michael Swords, Diane Zigrossi, Larry Steuber and Andrew Allen

The Meeting was called to order by President, John Thistle at 5:00 p.m.

A quorum of the Board of Directors was NOT established when the meeting was called to order. John proceeded to call each of the directors who were absent in an attempt to reach a quorum via phone. This attempt failed, therefore meeting was not held

John Thistle apologized to the homeowners who attended and announced that the special meeting will be rescheduled for January 13, 2019 at 5:00p.m. with location and agenda remaining the same. Also, that a new notice of the rescheduled meeting will be posted in the mail house with an email notice would be sent to all board directors. The next regular Board Meeting is still scheduled for January 22, 2019.

Respectively submitted,

Laurie Ciprari
Secretary

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.

MINUTES OF A "SPECIAL" BOARD OF DIRECTORS' MEETING

DATE: January 21, 2019

TIME: 5:00 p.m.

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

Town Hall meeting was started at 5:00p.m. by Moderator – Estelle Shipp (Cam for CPPOAI)

The purpose of the town hall meeting to provide home owners with information regarding potential gates for the community so they could make an informed decision at the 2019 annual meeting when a vote will be taken.

First proposal presented by Gary Dietrich

Second proposal presented by John Thistle

Home owners had many questions regarding logistics, feasibility and costs. A home owner request that a straw poll be taken. Result was the majority of those in attendance would not approve a gate project going forward.

Meeting adjourned at 5:45p.m.

Respectively submitted,

Laurie Ciprari
Secretary

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.

MINUTES OF A BOARD OF DIRECTORS' MEETING

DATE: January 22, 2019

TIME: 4:30 p.m.

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

Directors Present: John Thistle, Linda Lofink, Paula Carnell, Jere Carrick, Larry Steuber, Gary Dietrich, Michael Swords, Diane Zigrossi

Absent: Andrew Allen

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 working together for common purpose and being civil to each other.

Motion made to accept Board minutes from Jan. 10th & Jan 13th, 2019 by Linda Lofink and seconded by Larry Steuber. No discussion. Vote taken: unanimous.

Motion made to approve treasurer's report by Diane Zigrossi and seconded by Larry Steuber. Discussion followed regarding better breakdown of what monies are in reserves (not available for operational expenses). Vote taken: unanimous

Discussion of the Mail House purchase from Majestic Golf Course. Issue put on hold for further discussion at the next meeting when David Kull, Majestic attorney is available. Also request by John Thistle for additional \$100 for additional yield signs around mail house. Motion made for additional funds by Linda Lofink, seconded by Jere Carrick. No discussion. Vote taken: unanimous.

Roads: Seal coating of damage road was held over to next meeting.

Fountains: held over to next meeting after inspection and pricing of repairs.

Drainage project: no motion made. Discussion raised concerns with Board agreeing to send Green *side*, Inc. contact to Attorney Adams for review of

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disclaimer and liability issues. Diane Zigrossi also raised the question of whether Majestic Golf Course would be paying for a portion of the engineering project. John Thistle stated that Majestic GC would definitely be involved at a later date when the actual construction/maintenance project takes place. CPPAOI would pay for the engineering findings.

John Thistle requested the Board pay \$200 to Mike Fletcher for the repair to a damaged sewer pipe on Petrucka Cir. Owner (Mr. Kurzl) will be back billed upon his return. Motion made by Larry Steuber, seconded by Linda Lofink. Discussion followed with vote taken: unanimous.

Discussion of having a maintenance person on call @ cost of \$150 per month. Board members requested additional bids and additional details on hourly rate and agreed that Street/Maintenance Committee Chair-Gary Dietrich was handle this process and report at the next regular Board meeting.

COMMITTEE REPORTS:

Social: planning a Valentine Day party at Majestic with music and dinner. Cost not determined but sufficient funds are available in the budget allocated to social events. More details to follow.

Community Association Manager: Estelle Shipp thank everyone for a successful Town Hall meeting on Jan. 21, 2019.

ARC: only one (1) request for new windows- Koepp unit. Meeting held on Jan 19, 2019. Approved.

Rental/Resale: 16 units sold, 6 rental renewals outstanding. Info sheet attached to minutes with breakdown of selling prices. Values are increasing. John stated the Diane Zigrossi must discontinue sign his name on resale/rental paperwork since he is available.

Streets/Maintenance: Two street light were repaired. Michael Swords was informed and agreed that the broken pipe on Lake Vista is the responsibility of Kings Greens and must be repaired before additional damage to roads.

Drainage: nothing to report

Social Media: Only issue discussed was the home owner info being on-line. No agreement at this time

Budget: Mailed to all home owners in December.

Mail house: No report

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Other issues:

Need for additional No Parking signs. Currently working with six.

Cleaning of entrance to remove mold. Issue turned over to Streets/Maintenance Committee -Gary Dietrich. Question was asked about splitting any cleaning/repair cost with Majestic.

John will announcement at annual meeting regarding parking on the grass/common areas (broken sprinkler heads, etc.) by home owners, guest and maintenance people with possible letter to follow.

There were no other items from the Board.

The next regular Board Meeting will be schedule for February 19, 2018.

Motion by Estelle Shipp to adjourn and seconded by Michael Swords. The was unanimous. The Meeting adjourned at 5:45 p.m.

Respectively submitted,

Laurie Ciprari
Secretary

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.

MINUTES OF A "SPECIAL" BOARD OF DIRECTORS' MEETING

DATE: January 13, 2019

TIME: 5:00 p.m.

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

Directors Present: John Thistle, Paula Carnell, Linda Lofink, Jere Carrick, Michael Swords, Diane Zigrossi, Gary Dietrich, and Andrew Allen (via phone)

Directors Not Present: Larry Steuber

The Meeting was called to order by President, John Thistle at 5:00 p.m.

Motion made by Paula Carnell to hire a new attorney Steve Adamzyyk for CPPOAI, seconded by Linda Lofink. Discussion followed. John Thistle called for a vote with: Yeas by: John Thistle, Paula Carnell, Linda Lofink. Nays by: Diane Zigrossi, Gary Dietrich, Andrew Allen, Michael Swords, Jere Carrick. Final vote: Yeas - 3, Nays- 5.

During the discussion Jere Carrick stated it would be a good idea for the Board to review the agenda for the annual meeting before it goes to the home owners so the board members would not be blindsided by home owner questions. The Board was reminded that the Annual Meeting is a member meeting not a Board meeting and home owners have the right to speak on any topic. It was noted that the annual package was ready to go to the printer. Due to the tight time frame for turnaround on getting the package to the home owners, the agenda would be sent to the Board for review/comments with a 48 hours response time.

Motion made by Paula Carnell for Board to vote yea or nay for the board to consider gates for the community. Seconded by Michael Swords. Discussion followed. John Thistle called for a vote with: Yeas by Diane Zigrossi, Gary Dietrich, Linda Lofink, Michael Swords. Nays by: John Thistle, Paula Carnell, Andrew Allen. Jere Carrick abstained. Final vote: Yeas -4, Nays- 3, 1-abstain

Gary Dietrich gave his gate proposal to the board. It was decided that this issue would be placed for a vote at the 2019 annual meeting.

Motion made to adjourn meeting made by Linda Lofink and seconded by Jere Carrick.

Meeting adjourned at 6:15p.m.

Respectively submitted,

Laurie Ciprari
Secretary