

**CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.
(CPPOAI)**

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS
MONDAY, MARCH 28, 2022**

The meeting of the Board of Directors was held on Monday, March 28, 2022, at 6:00 p.m. as set forth in the notice of the meeting at such time and is attached to the minutes of this meeting. Notice of meeting was posted on the bulletin board located in the mail house 48 hours prior to this meeting.

Board Members Present: Diana Benoit, Laurel Ciprari, Paula Carnell, Phil Dent, Linda Lofink, and John Thistle. (Those not present: Dixie Burrell, Jan Locke, and Larry Steuber). A quorum was present.

COMMENTS FROM THE PRESIDENT: John T. welcomed the new Board Members (Paula Carnell and Laurel Ciprari) and all homeowners. John T. announced he had notified the CPPOAI attorney and asked about the procedures of placing Larry Steuber on the board at the Annual Meeting. The attorney advised John that the procedure was not legal and Larry could not be placed on the Board because he was not voted into the position. The Board will need to decide the next steps for replacing Jere Carrick, who resigned the night of the Annual Meeting. John also apologized to the Board members and the homeowners present at the meeting for any offense that he might have caused by calling women “honey” or “dear”, etc. He stated he was raised that way but he would be more conscious of what he said. He also stated he did visit one female homeowner and apologize to her personally.

COMMENTS/QUESTIONS FROM THE VISITORS: No comments or questions.

ACTION ITEMS:

1. Approval of the Agenda – Diana B. made the motion to approve the agenda; Laurel C. seconded. Motion passed.
2. Approval of the Board Meeting Minutes (January 24, 2022) – Phil D. made the motion to approve the minutes; Laurel C. seconded. Motion passed.
3. Approval of Treasury Report as Presented – Laurel C. made the motion to pass the treasury report as presented; Diana B. seconded.

CPPOAI – 1/31/2022 BALANCE SHEET

ASSETS

Current Assets

Checking/Savings

OPERATING BANK ACCOUNTS

ACHIEVA Operating 18506162 5,979.37

CASH BB&T MONEY MARKET 40,065.06

CASH BB&T OPERATING 85,956.45

TOTAL OPERATING BANK ACCOUNTS 132,000.88

RESERVE BANK ACCOUNTS

ACHIEVE Money Mkt 1850616S74 101,121.38

CD ACHIEVA .399% 12.22.22 81,336.90

TOTAL RESERVE BANK ACCOUNTS 182,458.28

Total Checking/Savings 314,459.16

CPPOAI – 2/28/2022 BALANCE SHEET

ASSETS

Current Assets

Checking/Savings

OPERATING BANK ACCOUNTS

ACHIEVA Operating 18506162 5,979.37

CASH BB&T MONEY MARKET 40,086.37

CASH BB&T OPERATING 86,275.59

Total OPERATING BANK ACCOUNTS 132,320.33

RESERVE BANK ACCOUNTS

ACHIEVE Money Mkt 18506S74 101,136.89

CD ACHIEVA .399% 12.22.22 81,361.80

TOTAL RESERVE BANK ACCOUNTS 182,498.69

TOTAL CHECKING/SAVINGS 314,819.02

Paula C. asked why there were two banks and Linda L. explained the rates for the CD and Money Market accounts were better at one bank than the other.

The motion carried. John T. mentioned that our attorney was offering a class on- line concerning Reserves.

4. Approval for Drainage Survey Study – John T. discussed with Stephanie Caldwell, former engineer who agreed to do the study several years ago, if she would re-consider performing the

study. The Board decided to wait until actual bids are submitted before voting. In addition, Paula C. asked to see a Statement of Work, which John T. will provide to the Board next month.

5. Approval for Storm Drainage Repairs – Thompkins Contracting, Inc. has submitted a bid of \$51,607.88 to repair: 275 feet pipe replacement on Lake Vista Circle; repair two (2) catch basins on Lake Vista; and repair one catch basin on Petrucka. This was not the lowest bid but the company had the best credentials to perform the job. Paula C. made the motion to use Thompkins Contracting; Diana B. seconded the motion. Motion carried. Work will start immediately.

6. Enforcement of Two Outstanding Violation Fines (\$2,500 each) – Paula C. made the motion and Diana B. seconded to go to Small Claims Court on one of the fines and the other fine to be place with the estoppel. (The money would then be collected when the house is sold; it is in the process of being sold.) The motion carried. Laurel C. will proceed with the paperwork.

7. Approval on Proposed Changes of Rules & Regulations – Linda L. made the motion to approve the proposed changes of the Governing Documents that the homeowners approve; Paula C. seconded. Motion carried. The new amendments will be sent to the lawyer to be posted with the county. Paula C. volunteered to form a committee which will re-organize and update the CPPOAI Governing Documents. Once completed, every homeowner will receive an updated version.

OLD BUSINESS:

1. Update on Road Seal Coating – Work starts Wednesday, April 6. Volunteers are needed to direct traffic. Homeowners will be notified on dates for turning off sprinklers, which side of the road will be sealed, etc. Information will be posted on homeowners garages and in the mail house.

NEW BUSINESS:

1. Registering the governing document changes with the attorney – John ensured the CPPOAI attorney will receive the changes that were passed. Attorney will register them with the county.

2. Speed Bumps and Other Means to Slow Traffic Down – A committee will be form to research effective means with costs to slow traffic in the neighborhood. (i.e., speed bumps, electronic speed indicator, traffic cop)

3. New Document Booklet – Paula C. will head a committee.

4. New Flag – Majestic raised a new flag. It will be CPPOAI responsibility to purchase the next one.

5. Animals Not on Leashes – The owner who allows his dogs to run on Kings Green field was told not letting his dogs off their leashes. He was belligerent. He will be given an official notification.

6. Compliance Committee – Needs a new Chairperson. It cannot be a Board member or a family member of the Board.

COMMITTEES:

1. ARC - Phil D. provided new color schemes for home painting. Linda L. made the motion to pass the color schemes and Laurel C. seconded. Motion carried.

2. Budget/Finance – Linda L. announced second letters will be sent to homeowners who have not paid their dues. There are thirteen homeowners in arrears.

3. Compliance/Appeals – New chairperson needed. Assign worksheet for the position will be posted in the mail house.

4. Drainage – Previously discussed.

5. Mail House – Month of April volunteers have been notified. Weeds were sprayed and some tree trimming took place. John will purchase rocks and bollards.

6. Rentals/Resales – Laurel C. reported five homes sold and nine are pending. Phil D., Kings Green's Management Co., and Laurel will work on Kings Green's Master List of homeowners. Some are in violation of not notifying CPPOAI who is living in the rentals. Kings Green will take the lead on this issue.

7. Social – Jan Locke was not at the meeting; therefore, John T. read the report. Kim Frey and Karen Carter joined the Social Committee. The cost of the dinner for the Annual Meeting was \$800. Sixty-five people attended Hump Day as well as Coffee Hour. Let's Get Crafty had a session on Feb. 9 – painting flower pots and another session on April 13 to make scrunchies in gift mugs. Neighborhood Garage Sale is set for April 23. Next meeting is April 13. John stated he will discuss with Jan that any activity held at the Majestic Club House cannot be sanctioned by the CPPOAI due to liability issues. (See report for further details.)

8. Street/Maintenance – Paula C. volunteer to be chairperson. Phil D. stepped down to become ARC Chairperson.

9. Violations – Diana B. stated there were six members for the Violation Committee; they met on March 14. They discussed the violation procedures and would be a good neighbor if

someone needed help. The group goes out approximately every ten days to ensure everyone is complying. (See Report for further details.)

COMMENTS FROM HOMEOWNERS

1. One homeowner asked if she had to submit an ARC form to repaint her house. The answer was yes.
2. Same homeowner wanted to know about another homeowner who is renting his house through Air BnB. Laurel C. stated the homeowner is now following proper procedures.
3. Someone asked was the yard sale in individual homes or a central location. She was told the sales are in individual yards.
4. Another homeowner stated there are computer programs in which the governments documents can be typed without starting from the beginning.

ADJOURNMENT

Paula C. made a motion to adjourn and Laurel C. seconded. The motion carried. John announced to would like to see the Executive Board. No notes were taken. Next Board meeting is April 28, 2022 at 6 pm at Double Eagle Restaurant.