

(Corrected minutes – Scrivener error corrections)  
CYPRESS PINES PROPERTY OWNERS ASSOCIATION INC  
352 Homestead Rd S. Lehigh Acres, FL 33936

**BOARD OF DIRECTORS MEETING**  
**THURSDAY, March 27, 2018 - 4:00 4:30 PM**

Members Present: Andrew Allen (arrived 4:45), Jere Carrick, Paula Carnell, Gary Dietrick, Linda Lofink, Larry Steuber, Michael Swords (arrived 4:45), John Thistle, Diane Zigrossi.

**Quorum established for meeting purposes**

Meeting Called to Order/  
Quorum established by: John Thistle, President – ~~4:05~~ 4:35 PM

**Action Items/New Business**

President's Mission: John Thistle made it known that he will encourage resident attendance at meetings and the board to conduct itself in a more unified manner moving forward. Mr. Thistle asked that all standing committees prepare a "Mission Statement" before our next meeting.

Approval of the Agenda: Motion by Diane Zigrossi to approve the agenda as presented, Second by Jere Carrick. 7 Yes, Motion passed.

Resident Comment  
(Agenda items): None at this time

Approval of Minutes: Motion by Jere Carrick to accept the February 2018 Minutes as presented; Second by Larry Steuber. Discussion of posting Requirements ... To be corrected to reference, "Major Committees", i.e. Drainage, Architectural and Budget Committees will require posting notice. Changes to be reflected as presented herein. 7 yes, Motion passed.

Approval of Treasurer's Report: Motion by Larry Steuber to accept the Treasurer's Report as presented; Second by Jere Carrick. 7 yes, Motion passed. (2 members not present)

**Unfinished Business/Old Business**

Estoppel Resolution Form: Issue tabled from last meeting. Motion by Diane Zigrossi; Second by Paula Carnell, to use the Title Company's form that is provided for each sale/closing in its current form and content. 9 yes, Motion passed.

Gates/Surveillance System: President John Thistle requested that this item be removed from further discussion and consideration be given to having the funds currently held in reserve moved to the operating budget. Motion by Paula Carnell; Second by Michael Swords. Discussion... Question of having been previously advertised as gated or future gates to be installed. Shall we continue to discuss? Michael Swords recommended polling residents to see if they wished to still move forward with Gates. Motion to rescind previous Motion, by PC and MS. New motion: Motion by Paula Carnell to postpone further discussion of Gates, and place question to vote for next years' annual meeting; and to have Streets and Maintenance Committee investigate current cost. Second by Michael Swords. 9 yes, Motion passed.

Surveillance signage will be removed. Motion by Jere Carrick; Second by Linda Lofink, to have Streets and Maintenance Committee investigate cost of updating or continued surveillance camera use. 8 yes, 1 no. Motion passed.

Electricity Audit: Audit will be under the direction of the Streets & Maintenance Committee. Need to investigate with LCEC why the spike in electric costs. Need to clarify cost to operate the fountains, etc. Majestic CPPOAI pays 1/3 of the street lights, Majestic pays 1/3 of

the LCEC bill for the fountains, and CPPOAI pays the rest. and 2/3 of the fountains. Do we continue with that structure?

### New Business

Community Assoc. Manager: President Thistle stated that he has interviewed a candidate that he would like to have the board entertain hiring at our next meeting. Estelle Shipp, at a cost of \$500.00 per meeting. This item was for discussion only at this point.

Guard House Removal: It was determined that the Guard House is owned by the Golf Course. As such, Jere Carrick indicated he would explore the cost of removal and bring back at a future meeting.

### Committee Reports

- Rental/Resale: 5 Condo's for sale; 1 single family home sold. Cost within the community are now \$125-135 with another listed for \$145.
- Architectural: Committee reported approval for screen door 19884 LVC; Black shutters on 19987 Petrucka Cir; and 3 bushes for 19953 LVC N. Recommending color standardization.
- Drainage: Motion by Linda Lofink to approve entering into a contract with Inframark, Inc. in an amount not to exceed \$10,000 for catch basin repair & replacement. Second by Paula Carnell. 5 yes, 1 no. Motion passed (3 members left meeting).
- Rules Enforcement: Discussion of committees work and sending out violation notices. The Committee was thanked for their work.
- Streets/Maint.: No report at this time.
- Social: Report that the Mardi Gras party was a great success. It also raised \$90 from ~~event contributions~~ a 50/50 raffle that was donated to Lehigh Acres Community Services. Currently there are no specific plans for a future event...committee will explore and report back when formulated.
- Social Media: Motion by Paula Carnell to approve the creation of an updated, more current website. (handout provided). It will also include nextdoor.com as an official social media site for the Cypress Pines community. Second by Larry Steuber. 6 yes, 0 no. Motion passed.
- Neighborhood Watch: No Report at this time.
- Mail house: No report at this time.
- Other/Director Questions: None
- Resident/Public Comment: None

- Update - Kings Greens : Roofs recovering from IRMA
- Update-Majestic GC – Course conditions continue to improve.

Next Meeting: April 24, 2018

Meeting adjourned: 6:05PM

Respectfully submitted,

Diane Zigrossi, Secretary

