

CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.
(CPPOA)

**MINUTES OF MEETING OF THE
BOARD OF DIRECTORS**

The meeting of the Board of Directors was held on March 12th, 2020, at 4:30 p.m. at the Majestic Golf Course, as set forth in the notice of meeting setting such time and place, and is attached to the minutes of this meeting. Notice of the meeting was posted on the bulletin board located in the Mail House forty-eight (48) hours prior to the meeting. Jim Bartel, President, called the meeting to order at 4:30 p.m.

Board of Directors present were: Jim Bartel, Diane Zigrossi, Diana Benoit, Jere Carrick, Gary Dietrick, Doug Patterson, John Thistle, and Larry Stueber

Linda Lofink – absent

A quorum of the Board of Directors was established.

Opening Comments by Jim Bartel:

1. Welcomed new Board Members – Diana Benoit and Doug Patterson
2. Will take questions from Homeowners from the floor. Meetings would be relaxed but with decorum. There will be five minutes for all homeowners to present their questions. After a total of five minutes, a vote will be taken.

Doug Patterson suggested homeowners write their comments or questions and submit them to the Board prior to the meeting. Discussion and examples of bad behavior of past incidents were given. A motion by Diane Zigrossi and seconded by Larry Stueber to have a form passed. Diana B. will be develop a form for next meeting.

Approval of the Agenda as presented was passed. Motion made by Diane Zigrossi and seconded by Jere Carrick. Motion passed.

ACTION ITEMS:

Correction of Minutes: Since this is the first Board meeting, there are no past minutes to read or approve. However, per Diane Z., Andrew Allen will send her the Board Election meeting, which met immediately after the annual meeting, prior to the next Board Meeting. At that time, the Board will approve those minutes.

Expectations of Directors:

A. All Board Members are expected to chair or sign-up for a committee; each chairperson will have mission statement with goals by the next Board meeting. Diana Benoit will place a volunteer sign-up in the Mail House.

B. Attendance: Board Members are expected to attend all Meetings. If unable, please notify Jim B. or Diane Z. that attendance is not possible. A member can attend the meeting by phone or Web-x. (Jim B. will have a phone number with access code to use.) An advantage is homeowners can also use the web-x. There is no cost.

C. Diana B. asked if a Code of Ethics Statement would be signed by each Board Member. After much discussion from a conscience perspective to Chapter 720 of the Florida Law for Homeowners, it was decided Jim B. would further research the topic but will not have Board Members to sign anything. Topic was tabled until next month's meeting.

Committee Chair Designations

Board Members who are Chairpersons of the following committees:

Budget & Finance – Linda Lofink

ARC – Jere Carrick

Streets & Maintenance – John Thistle (Jim B. will also participate.)

Rental/Resale – Co chairpersons – Laurel Ciprari and Diane Zigrossi

Compliance/Appeals – Linda Lofink

Drainage – John Thistle (Jim B. and Jere C. will also participate.)

Social – Doug Patterson

Since some social outings are held at Hudays, Larry S., owner of Hudays, will be part of the committee but will not be the chairperson to avoid any ethical decisions. Further research needed by Jim B.

Mail House/Common Areas and Entryway – Diana Benoit

Discussion concerning a trash can may be necessary due to the litter. Some homeowners are leaving behind their fliers and junk mail. Purchasing a metal fire safe trash can for debris will be considered. It was also stated the floor needed mopping.

Diana B. will place a Call for Volunteers List for the committees in the Mail House.

Setting of Board of Directors Meetings for the year 2020

All meetings unless otherwise posted will be at the Majestic Club House will be on the fourth Thursday of every month at 4:30 p.m.

April 23

May 28

June 25 (tentatively)

July 23 (tentatively)

August 27 (tentatively)

September 24 (tentatively)

October 22

November 19 (Date changed due to Thanksgiving)

December 10 Tentatively (Date changed due to Christmas)

Landscaping Discussion

Diana B. presented the Landscape Project which included the accomplishments so far and what needed to be completed. A budget of \$4866 was presented. The biggest expense being the pea gravel (\$3100). The second most expensive is the electrician (\$735). Diana provided a Statement of Work from J.T.E. to the President. A Proof of Insurance is needed. Diana will call J.T.E. The board approved \$1766 and would research ways to fund the pea gravel.

Drainage Pipe Cleaning Truck Discussion (John Thistle)

John T. stated that the drainage pipe cleaning will cost \$3700. The company has a camera that will check out other pipes. Rex Jackson's on Lake Vista N. Drive drainage pipes need to be clean due to flooding; there are still other drainage pipes that need to be clean as well. A motion was made by Diane Z. and seconded by Diana B. The motion passed.

Changing to New Bank

Diane Z. and Linda L. researched and decided that moving our financial accounts from Achieva Credit Union to BB&T Bank due to bad customer service and the rise of service costs. BB&T offers much better services to include non-profit organizations like ours. Both financial institutes are located in Lehigh Acres, FL. A motion was made by Larry S. to make the switch to BB&T Bank. Jere C. seconded it. Motion carried. Diane Z. told the Secretary, Diana B., a separate resolution for BB&T is needed.

OLD BUSINESS: There was no old business.

NEW BUSINESS:

Discussion of Special Membership Meeting:

A great deal of discussion concerning the recounting vs. re-voting on Amendment 12. Jim B. stated it is a recount of votes. He further explained that it is not a legal but a parliamentary procedure. Quotes have been requested by the Double Eagle to have the meeting held there. It was also discussed whether or not a special meeting should take place due to the coronavirus. Further research and considerations will be made. We have 90 days to find a solution to the Amendment 12.

Documents Review Committee: Diana B. volunteer to chair the Documents Review Committee.

Attorney Search Committee: Doug Patterson agreed to be the chairperson, John T. and Jere C. volunteered to be part of the committee.

Motion to adjourn was made by Doug Patterson; seconded by Larry S. Motion carried and the meeting ended at 5:26 p.m.

Dated: 3/15/20

Secretary: Diana Benoit