

**CYPRESS PINES PROPERTY OWNER ASSOCIATION INC.
(CPPOAI)**

**MINUTES OF MEETING OF THE
BOARD OF DIRECTORS
MARCH 16, 2021**

The meeting of the Board of Directors was held on March 16, 2021, 6 PM, at the Double Eagle Restaurant, as set forth in the notice of the meeting setting such time and place, and is attached to the minutes of this meeting. Notice of meeting was posted on the bulletin board located in the Mail House forty-eight (48) hours prior to the meeting. John Thistle, President, called the meeting to order at 6:00 PM.

Board Members Present: Diana Benoit, Jere Carrick, Phil Dent, Jan Locke, Linda Lofink, Howard Stitt, and John Thistle. (Larry Stueber was not present.) A quorum was present.

COMMENTS FROM THE PRESIDENT: J. Thistle welcomed everyone to the new board. He reminded everyone that we are volunteers and we do make mistakes; however, we will all work together to make this a strong board and community.

COMMENTS FROM MEMBERSHIP: Due to autos not observing the speed limits, Laurel Ciprai asked if it was possible to have road speed bumps in the future. John T. explained that it had been discussed in the past but not approved. He will ask the Sheriff Dept. if it would send a car to sit and watch. If that does not work, we will revisit the speed bumps issue again.

ACTION ITEMS:

1. Approval of Agenda – P. Dent made the motion to approve the agenda as presented; H. Stitt seconded. Motion passed.
2. Approval of January 28, 2021, Board Minutes – L. Lofink made the motion to approve the January 28th Board Minutes and Howard S. seconded. Motion passed.
3. Approval of Reorganization Board Minutes on February 25, 2021 – Jere C. made a motion to approve the minutes; Diana B. seconded. Motion carried.
4. Approval of Treasury Report ending February 28, 2021 –

BB&T Operating Account	\$ 70,026.71
BB&T Money Market Account	\$ 40,061.36
ACHEIVA Operating	\$ 5,979.37
ACHEIVA Money Market Account	\$ 58,557.40
ACHEIVA CD Account	<u>\$ 81,037.86</u>
Total Funds in Accounts Feb. 28, 2021	\$ 255,662.70
Total Allocated to Projects	\$ (139,524.10)
Net Funds in Accounts Feb. 28, 2021	<u>\$ 116,138.60</u>

Motion was made to approve the Treasury Report by Diana B.; seconded by Howard S. Motion carried.

5. Review Application/s and vote on new board member – Only one individual, Dixie Burrell, submitted an application. Howard S. made a motion to elect Dixie to the Board. Jan L. seconded. Motion carried to approve. John T. will notify Dixie B.

6. Expenditure of Prior Approved Committee Budget Limits – Since each committee has a budget, John T. discussed having a \$200 limit per expenditure that the committee chairperson could spend without prior approval from the board. Any dollar amount above \$200 would need board approval. This would include items bought or contractual services. Howard S. made the motion and Diana B. seconded. Motion carried.

7. Neighborhood Garage Sale – After much discussion, Jan L. made the motion to have a one-day neighborhood garage sale on April 10, 2021, from 8:00 AM to 2:00 PM. Jan and her Social Committee will work out the details and submit them to John T. for final approval. No more than \$200 will be spent for advertising and signs. Diana B. seconded. Motion carried.

8. Painting the Entryway – After much discussion, John T. asked for a motion that volunteers would paint the entryway the same color as the Mail House and the Guard Station. Howard S. made the motion and Jan L. seconded. Motion carried.

9. Palm Tree Trimming – Cost will automatically come from the Maintenance Budget. No vote necessary.

OLD BUSINESS: Nothing

NEW BUSINESS:

1. Establish Date, time, and place for future board meetings – All future board meetings will be held at the Double Eagle Restaurant on the fourth Tuesday of every month at 6:00 PM. There is still the question of whether or not the room is free or a cost of \$100. John T. will discuss with owner of the restaurant and the club house. There will be no meetings June through September unless a Special Meeting is needed.

2. President presents new ideas – John would like the board to think about and to discuss sometime in the future:

a. Due to lack of participation from the community, take the board members from nine to five.

b. Also, consider hiring a management company. Costs would need to be investigated and the by-laws would need to be changed. The HOA could still have its committees.

COMMITTEE REPORTS:

1. ARC –

A. Color Scheme – Jere C. stated he has one. Will bring it to next month's meeting.

B. Two requests: one owner wants to paint his home; color acceptable. The other owner wants to plant approximately 29 palm trees around his house. They would act as a barrier from

golf balls hitting his home. John T. and Jere will talk with owner. There is a pipeline easement on one side of home and owner will not be able to plant trees on it. They will also discuss the number of trees.

C. Two Story Home - John T. recommended that the blueprints be reviewed. Jere C. will talk with owner.

2. Budget/Finance – Nothing

3. Compliance/Appeals – Nothing

4. Mail House – John will buy the rocks and contact someone to trim the palm trees. John also asked that a price be submitted for replacing the numbers on the mail boxes.

5. Drainage – John T. will continue to be chairperson. John, Phil D., and Howard S. will review the problems and prioritize the work that needs to be accomplish.

6. Streets/Maintenance – The streets were sealed 5.5 years ago and the entrance needs to be sealed again. Phil D. and John will talk with the Manager of Majestic and pursue a joint effort. The Common Area mowing - still seeking bids for mowers.

7. Rental/Resales – There were five resales (2 duplexes, 1 single home, and two coach homes). There were seven rental renewals (four seasonals and 3 regular rentals). Rentals are below 30%.

8. Social - John T. explained that in the past there were two or three events per year and he would like to see that start up. (i.e, dinners, Christmas parade, etc.)

ADJOURNMENT:

Howard S. made the motion to adjourn and Linda L. seconded. Motion carried. Meeting adjourned 7:05 PM.