

Cypress Pines Property Owners, Association, Inc.

BOARD MEETING

MINUTES OF MAY 23, 2017

Board Members of Cypress Pines Property Owners, Association Inc.

Phil Koenig, Kelly Morgan, Paula Carnell, Jere Carrick, Larry Steuber, Michael Swords, Laurel Ciprari, Andrew Allen, Linda Lofink

Board Members Present:

Phil Koenig, Kelly Morgan, Paula Carnell, Jere Carrick, Larry Steuber, Michael Swords, Laurel Ciprari, Linda Lofink

The meeting was called to order by President Laurel Ciprari about 4:45 PM

1. A quorum was present
2. Minutes of the April 18, 2017 meeting were read and unanimous approval.
3. Treasures report April 30, 2017 was read and unanimous approval

UNFINISHED BUISNESS:

DRAINAGE : Paula reviewed the project, John Thistle, involvement and requested that the last change order be approved for \$2,041. Larry questioned why we were over budget and Paula reviewed the amount of the invoices which reflects that we were slightly under budget. Mike question why the committee did not bring the costs to the board for approval. Her response was that since the monies were already appropriated by the board for drainage it was not necessary to do that again, only the committee need to vote. This may have been how it was done in the past, however going forward ALL committees will take future expenditures to the board for review and approval.

COMMITTEE REPORTS :

Rental/resale: Laurie gave report on 1 sale in April and 5 pending. Rentals were minimal. Laurie asked opinion of board regarding the handling of the homeowners who have not responded to the April 10th letter requesting a renewal app for the tenant. About 10 still outstanding. The board recommended sending a final letter prior to the fine/violation letter. ✓

Budget- Paula reviewed the outstanding which are approximately \$2,990. And thanked Phil and Laurie for their assistance in the collection efforts. Will continue to attempt collection but on June 1st late fine and interest will be added.

ARC- Jere has one but did go into detail (something about a barrier around a pool). Paula /Phil asked when will Jere be holding a committee meeting and he said he would but didn't say when.

Rules Enforcement- Laurie reviewed the form that Linda put together and a few changes were made and suggestions for the procedures were also made. The "friendly" will be removed for the 1st notice and it will be email to all the board members prior to being sent. This is not for their approval but for informational purposes only. If the violation is not cured, then the board will be notified and requested their approval for the fine/violation. Laurie will update Linda and get forms back to the board. Vote taken on above suggestions and all approved.

Streets/Maintenance: Phil is working with Jere, insurance company and unit owner on the repairs to the front entrance. Waiting for a second bid but will cost approximately \$3,400 which will be cover by owner insurance. Phil stated no out of pocket for CPPOAI.

Social Media- Phil thank Roy for updating the Directory on the CPPOAI website along with our docs. Roy requested copies of the minutes for all of the 2017 meetings so he could post on the website. Paula commented that she did think they should be posted. This generated some debate and was finally voted on to table until the next meeting.

Social – Larry stated that he had some idea for a social but was concerned that the homeowners not around this time of year would have a problem with the committee spending money when they were mostly out of town. Therefore, nothing is planned.

Neighborhood Watch- Laurie stated that she had attend the WN monthly meeting at the sheriffs' office and their guest speaker was Lori Borman form Lee County Budget regarding lighting. Homestead Rd S will have 99 street lights when construction is completed.

Mail House- Diana Beniot is away but schedule of those signed up is taking place.

AD HOC _ Community Center- Paula really had no comment but Larry did state the for a 2,000 sp ft commercial building just the cost of the sprinkler system alone would be approximate \$30K. End of that idea.

OTHER:

Paula asked about a smaller replacement flag for the entrance which Majestic will be purchasing. Wants storm flag for this season. Jere agreed that we should order one and see what it looks like.

Kings Green Update by Jere – nothing much to say except that going forward KG would have their annual meeting and then just quarterly meetings. When asked by Phil regarding their annual meeting, Jere said they had it on May 16, and all 3 amendments were voted down. Board was asked by Mike Swords to consider reimbursement of the \$4,950 invoice from 2016 when KG repaired a driveway and drain pipes on Lake Vista. John T. stated that CPPOAI just spend funds to remove 3-4 yds of dirt from this area which was due to the improper original repairs. John Thistle was present at that time and indicated to Kings Green that the work was not being done properly and there would be issues. Laurie

commented that since CPPOAI board was never part of the process, not voted on and not budgeted that we should not consider reimbursement; especially going back one year to 2016. Since this is a sensitive issue, Paula suggested that we vote to table the discussion until the next meeting. All agreed.

Majestic Update- Jere was asked about the greens being replaced and commented on new process which should result in good greens in about 7 weeks.

Next meeting- Taking the summer off unless something major happens. Next meeting scheduled for **September 23, 2017.**