

CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.

352 Homestead Rd. S
Lehigh Acres, FL 33936

AGENDA

**BOARD OF DIRECTORS MEETING
Tuesday, May 22, 2018 @ 4:30PM**

Members Present: Andrew Allen, Jere Carrick, Paula Carnell, Michael Swords , Larry Steuber, Diane Zigrossi.

Members Absent: Gary Dietrick, Linda Lofink, John Thistle

Call to Order/Establish Quorum: Meeting called to order at 4:40 PM by Paula Carnell in the absence of John Thistle. Paula Carnell then introduced Estelle Shipp (newly hired CAM for the Association) Motion by Paula Carnell; Second by Diane Zigrossi to allow Ms. Shipp to run the meeting in the absence of the President John Thistle. 6 yes, Motion passed.

Approval of Minutes:

April 24, 2018:

Discussion of an incorrect % having been found in the minutes of the March 27th meeting. Request for correction (to be hand written on the memorialized original minutes and to be hand written in any future minutes that require correction. Motion by Jere Carrick to accept the minutes as presented with scrivener's errors in the future to be hand written therein. Second by Paula Carnell. 6 yes, Motion passed.

May 3, 2018:

Motion to approve minutes as presented by Paula Carnell; Second by Jere Carrick. 6 Yes, Motion passed.

Approval of Treasurers Report:

April 2018: Motion to accept the Treasures report as presented by Larry Steuber; Second by Jere Carrick. 6 Yes, Motion passed.

Unfinished Business/Old Business:

None

New Business:

- Appointees to ARC and Rental/Resale Committee – Phil Koenig & Laurie Ciprari: Motion to accept Phil Koenig and Laurie Ciprari to the ARC and Rental/Resale Committees by Michael Swords; Second by Paula Carnell. 6 Yes, Motion passed.

- Record Keeping Issues – Rental/Resale Committee: Concern was raised for discussion in terms of how much information was being provided to the Treasurer for updating her records. It was discussed that the applications with redacted social security numbers, dates of birth, driver's license numbers and the background checks would be forwarded along with the check for fees. this will be re-visited in October. Discussion only.

Other:

- Any other items – Directors Questions:

Jere Carrick provided an update concerning irrigation.

Estelle Shipp provided books were distributed to members present. (Homeowners Association Manual & The Law of Florida Homeowners Associations.)

- Next Meeting – October 23, 2018

Motion to adjourn by Paula Carnell; Second by Michael Swords. 6 Yes, Motion passed.

Meeting adjourned 5:30PM

Respectfully Submitted,
Diane Zigrossi, Secretary, CPPOAI



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**SPECIAL BOARD OF DIRECTORS MEETING
WEDNESDAY, May 3, 2018 - 4:30 PM**

Members Present: Jere Carrick, Paula Carnell, Michael Swords , John Thistle, Diane Zigrossi.

Members Absent: Andrew Allen, Gary Dietrick, Linda Lofink, Larry Steuber,

Quorum established for meeting purposes

Meeting Called to Order/

Quorum established by: John Thistle, President – 4:30 PM

Unfinished Business/Old Business – Action Items:

Community Assoc. Manager: President Thistle called for a motion from the floor to hire Ms. Estelle Shipp as CAM for CPPOAI pursuant to the terms and conditions set for in the contract previously provided for review. Motion by Diane Zigrossi; Second by Paula Carnell. Discussion... 5 Yes, motion passed.

Waiver of \$100.00 Fine
(Olesky property):

Motion to waive \$100.00 fine for the Olesky property; Second by Michael Swords. Discussion... John Thistle explained the circumstances surrounding the issuance to the fine. This fine was originally issued for what was thought to be commercial materials having been stored in a garage by the current tenant occupant. Mr. Olesky & his tenant were informed of said fine, measures for removal were to have taken place within 30 days of notice. However, Hurricane IRMA then hit, removing the tenants ability to remove such items in a timely manner. There was additional discussion about individuals "Right to Quiet Enjoyment" of their property by law, and also was there valid reason for the fine... did anyone personally witness this tenant actually conducting business out of their home (Reason for Violation having been stated as operating a commercial business out of their home.) 5 yes, motion passed.

Meeting adjourned: 5:15 PM

Respectfully submitted,

Diane Zigrossi, Secretary

