

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

**MINUTES OF MEETING OF THE  
BOARD OF DIRECTORS  
THURSDAY, MAY 27, 2021**

The meeting of the Board of Directors was held on Thursday, May 27, 2021, 6 PM, at Hoday's Restaurant, as set forth in the notice of the meeting 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. Phil Dent, Vice-President, called the meeting to order at 6 PM.

Board Members Present: Diana Benoit, Jere Carrick (by phone), Phil Dent, Jan Locke, Linda Lofink (by phone), Howard Stitt, Larry Stueber, and John Thistle (by phone).

Board Member Not Present: Dixie Burrell

A quorum was present.

**COMMENTS FROM THE PRESIDENT:** None

**ADDRESS THE VISITORS:** Laurel Ciprari asked why the fountains were not running and there are weeds in the memorial entryway area. Phil stated the water is too low in the ponds and the weeds are Majestic Golf Course responsibility.

**ACTION ITEMS:**

1. Approval of Agenda: Howard S. made a motion to approve the agenda. Larry S. seconded. Motion carried.

2. Approval of the Board Minutes of April 27, 2021: Diana B. made a motion to approve the minutes and Howard S. seconded. Motion carried.

3. Approval of Treasury Report as Presented: Linda L. presented. As of April 30, 2021, Treasury Report is as followed:

<b>BB &amp; T Operating Account</b>	<b>\$ 30,093.59</b>
<b>BB &amp; T Money Market Account</b>	<b>\$ 40,062.03</b>
<b>ACHEIVA Operating Account</b>	<b>\$ 5,979.37</b>
<b>ACHEIVA Money Market Account</b>	<b>\$ 100,968.58</b>
<b>ACHEIVA CD Account</b>	<b>\$ 81,091.90</b>
<b>Total Funds in Accounts April 30,2021</b>	<b>\$ 258,195.47</b>
<b>Total Allocated to Projects</b>	<b>(\$181,904.10)</b>
<b>Net Funds Available April 30, 2021</b>	<b><u>\$ 76,291.37</u></b>

Diana B. made a motion and Howard S. seconded to approve the Treasury Report. The motion carried.

### ACTION ITEMS:

1. Mowing Contract – John T. spoke with David Deetscreek, Majestic Golf Course representative, concerning a mowing contract with Majestic Golf Course (MGC). If MGC would perform the mowing of “common areas”, CPPOAI would pay for the road seal coating of all roads within the CPPOAI. Mr. Deetscreek. was going to speak to the other owners of the MGC and provide an answer by May 27, 2021. No response was forthcoming. Linda L. made a motion to stop payments for payments and Howard S. seconded. Motion carried. John T. and Diana B. will compose a letter to Mr. Deetscreek stating that CPPOAI will no longer pay for “common area” mowing. The letter will be certified.
2. Homeowner in Arrears Requesting Payment Schedule – John T. spoke to CPPOAI’s attorney concerning a payment plan for homeowners who do not have money to pay their annual dues. The attorney stated that it could establish a bad precedent but our by-laws do not prohibit from us doing so. Linda L. and Laurel C. both mentioned that out of the 14 delinquent homeowners, 11 have paid. After much discussion, Linda L. made the motion we do not propose a plan but pursue the full amount. If the homeowners do not pay by June 15<sup>th</sup>, CPPOAI would go to small claims court. Larry S. seconded and the motion passed.
3. Mailbox Plaques for P.O. Boxes – Diana B. received an estimate (\$218. plus tax) for making numbered plaques for the P.O. boxes. A motion was made by Linda L. and Howard S. seconded. A motion was passed for the cost not to exceed \$250.
4. Keeping the Storage Unit – Cost Increase – The cost of the storage unit has gone from \$25 to \$75. Linda L. made to the motion to discontinue having the storage unit. Jan L. seconded. Motion carried. It still needs to be decided where to store the Christmas decorations and file cabinet permanently. It was discussed selling the file cabinet. Larry S. volunteered to store the contents temporarily until a permanent solution can be found.
5. Seal Coating – John T. received two bids for seal coating the roads. The acceptable bid was approximately \$21,300 and the company, D & G, will hold the bid until 2022. The motion was made by Harold S. and Diana B. seconded. Motion carried.

### OLD BUSINESS

1. Volunteer/Contract for Painting the Entryway Memorials – Tim Zigrossi offered a bid to paint the entryway memorials of \$780 (\$400 for labor and \$380 for paint – price may vary slightly for the paint). After discission, Diana B. made the motion to have Tim Z. to paint and Harold S. seconded. The motion passed.
2. Violation Letters – Discussion again on who will write the violation letters. There are many letters that need to be written. It was decided that John T. will write the letters and send them to Dixie B. for mailing.

### NEW BUSINESS

1. Portal – After much discussion, it was decided the new portal was not being utilized; too difficult to use; and the information was disorganized. All information is in a cloud and paper documents are destroyed. Phil D. will research and seek a way to download all the information

and place it on our current CPPOAI website. It will also have a secure site for Board Members only.

## 2. Welcome Packet – CPPOAI and King Greens -

King Greens' management company (LANDEX) will send its own introduction letter to new owners/renters; write violation letters; conduct background checks and will work with Laurel C. on renewals.

In the CPPOAI Welcome letter, all advertisements/references concerning the golf course, restaurants, and local businesses on the Mail House bulletin board will be deleted from the letter.

## COMMITTEE REPORTS:

1. ARC – Jere C. reported the 2-story home building plans are on hold indefinitely; the county has not approved the addition that a homeowner would like to build; and the metal roof has not been decided.

2. Budget/Finance – Double Eagle did not accept the \$100 room fee for the month of April; the room was free. Linda L. will void the check.

3. Compliance – Nothing to report.

4. Drainage – John T., Phil D., and Howard S. will study the ARC drainage drawings and will discuss the best way to approach a study with a company from Miami.

Lucy Morgan's sprinkler head which is on the utility easement is not the problem of the CPPOAI. Jim Osborne will look over the problem and offer assistance if possible.

5. Mail House – Large rocks will be placed along the edge where cars are driving on the Memorial Park.

6. Rentals/Resales – Laurel C. reported there have been three house closings this month.

7. Social – Per Jan L. the Social Committee now has a face book page and activities will be posted. Activities will also be placed on the mail house bulletin board. June 5<sup>th</sup> is Market Day and June 6<sup>th</sup> is Learning a Craft held in the Ladies Locker Room.

## 8. Streets and Maintenance –

a. The cable box located on Homestead Road was not a cable box but a water line. It has been repaired.

b. The flag has been repaired and is flying again.

c. Mulching in the Common Areas was not performed this year, even though it was included in monthly payment. This will be mentioned in the letter that will be sent to Majestic.

9. Violations – Discussed above.

10. Governing Document Review – The committee met on May 14<sup>th</sup> ; reviewed; and made recommended changes up to number 13.0 of Section III. The team will meet on May 31<sup>st</sup>.

## ADJOURNMENT

The next CPPOAI Board Meeting will convene on Tuesday, October 27, 2021, at Huday's. Special Board Meeting/s will meet to discuss necessary topics through the summer

Harold S. made a motion to adjourn and Larry S. seconded. Motion carried, if need be.