

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC.
CPPOAI
MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS
October 27, 2022

Board members present: John Thistle, Phil Dent, Linda Lofink; laurel Ciprari; Diana Benoit; Paula Carnell; Jan Locke; Dixie Burrell

The President John T called meeting to order. Opening comments by President John T was that hurricane Ian did minimal damage to residents and was very glad no one was hurt during storm. One of planters at mail house was broken by an automobile and driver did not acknowledge accident. Mitch, a worker in cart barn is leaving area and he donated to us 4 concrete seahorses we are going to place in front of mail house.

It was requested to add to agenda a violation fine and overage of expense of seal coating of roads. With additions the agenda was approved.

The minutes were approved with a change of date to the 26th and correction of spelling of Keonig.

Treasurer's Report was presented by Linda Lofink and approved.

ACTION ITEMS:

Norm Beaulieu did not submit an application for approval form to ARC committee for his duplex roof. There is a \$500 fine for not submitting a form. Motion was made to inform Norm of fine. Motion passed. He has 14 days to appeal to the compliance committee. He will be notified by certified mail.

There was a motion to move \$3013.50 to reserve fund to cover the shortage on road sealing reserve to actual cost. Diana B made a motion and Jan L seconded. Motion passed.

Greenside Engineering is ready to present a proposal at the next meeting and with approval of the proposal it will start in January. Will be approximately \$20,000 to \$25,000. Will get copy of proposal in advance to review.

John T has speed sign replacement information. We need 3 speed limit signs.

Discussion of how to present updated governing documents. Going to research pricing for printing, mailing, and/or distribution of documents and how best to distribute them.

Mr. Long received a letter from the attorney and John sent him a letter answering all his questions. There has been no response from him, so the issue is done for now.

There was a discussion on hiring a management company to handle CPPOAI business. John T will ask our attorney if he has any suggestions or knowledge of management companies. The proposal will be

presented to the board at the next meeting. A committee of Laurel C, Paula C and Diana B will research management companies.

A budget workshop meeting was set for November 8, 2022, to be held at John T's to create a budget for 2023.

The Domino Club has booked our monthly meetings for the 3rd Thursday of the month for the rest of the year for no charge and agreed to let us hold the annual meeting the second Monday of February. There will be a charge for the annual meeting. We will serve cookies, water, and coffee at the annual meeting.

In December the invoices will be sent out to be due January 1, 2023.

Hurricane waste has been stacked on King's Green's lot. That is private property and not allowed. All homeowners on Petrucka will be sent a letter warning not to put waste on the lot.

There are missing light globes on the guard house. Mr. Deetscreek will be sent a letter asking him to replace said globes.

We are still being billed for mowing common areas. John T sent a letter to Mr. Deetscreek about common areas and received no response. John T is going to send a letter to Mr. Adlesperger about common areas.

Laurel C read an unsigned letter sent to the board with various suggestions and recommendations that had been placed in the drop box.

ARC committee reported they gave approval of 3 roofs, painting a driveway, and painting. There was a discussion about giving a 6-month reprieve for hurricane repairs. No motion made.

Finance committee reported collection of all 2022 dues except Angel Perez. Will have attorney send letter or a lien on property until dues paid. Linda L is resigning as treasurer.

Diana B reported a dead tree was removed from memorial garden. The soffit needs power washed which John T volunteered to do. The lease expires at the end of the year on the mail house.

There were 9 resales.

The social committee has a craft show on November 5, coffee klatch last Saturday of October, making cards for veterans, continuing of welcome baskets, and market day. John T warned we could not sponsor market day.

Diana B made a motion to adjourn the meeting and Laurel C seconded.