

Revised 12/19/2017

CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 28, 2017 – 4:30PM

Meeting Called to Order by: Laurel Ciprari, President – 4:30PM

Members Present: Laurel Ciprari (President); Linda Lofink, (Vice President); Paula Carnell, (treasurer) Michael Swords; Jere Carrick; Phillip Koenig; Larry Steuber and Andrew Allen.

Absent: Kelly Morgan

Quorum established for meeting purposes.

Agenda was changed adding the Drainage Committee to the committee list. Motion to approve change by Paula Carnell, Second Phil Koenig. All approved

Action Items:

Approval of Minutes from October 24,2017 Meeting

Motion by: Linda Lofink, Second by: Larry Steuber. The Lake Doctor was approved on raising their prices from \$84 to \$95 for coming year, was missed last time. She wanted to make sure it was in these minutes. All approved

Approval of the Treasurer's Report:	<u>October 2017</u>
Operating Account Ending Balance:	\$ 17,722.90
Preferred MMA Ending Balance:	\$ 53,899.56
Preferred CD Account:	\$ <u>76,676.48</u>
Total:	\$148,298.94

Motion by Phillip Koenig Second by Linda Lofink. All approved

UNFINISHED BUSINESS/ OLD BUSINESS

FINANCIAL ISSUES: Last month a motion was made by Laurie Ciprari Second by Linda Lofink that the Treasurer will bring all invoices and bills to board meeting for approval. Michael passed out the statutes and discussed what he was referring to with statutes and committee spending money that was budgeted and need to come to the board. A new Motion was made to follow the statutes (720) on approval of invoices. All committees must bring any request to spend money even if approved in the budget, come in front of board. The Treasurer can pay all regular invoices as received. Motion made by: Michael Swords, Second by: Phil Koenig. All approved

Paula made a motion to rescind the motion made last meeting listed above, that was approved by the board, Michael second. All approved.

Paula presented a list of invoices to be approved by the board.

Motion was made Paula Carnell to approve list of invoices. for the social event. Second By: Mike Swords. All Approved

A discussion on the Social Media on expenses of \$83.00. Motion made to pay the amount spent on the newsletter by; Larry Steuber second by; Linda Lofink. All approved

EXPEDITED RENTAL RENEWAL: There are three outstanding rentals renewal applications. The Rental committee looked at change to expedite process. Due to our by-laws nothing can be changed. Issue dropped

NEW BUSINESS

BUDGET 2018: There was much discussion on the way the budget was put together, Michael had many concerns about the amount of money the association had on hand, and how the budget is put together and how to interpret the budget. Laurie had some concerns about the amount of some of the line items, Paula was mainly concerned about the money for drainage. Phil Koenig made motion to modify the line item: Attorney Retainer and fees from \$15,000 to \$7,500. Line item: Social Committee from \$500 to \$1,500. Put the \$6,500 into Drainage, making line item Drainage: \$21,500. To have the Budget Committee review the budget again for possible other changes and make a recommendation to the board at the next meeting. Paula Carnell: Second motion. All approved

BANKING RELATIONSHIP: Laurie said she met with a bank Representative from FCB, to discuss what can be done with the money market, transfers and deposits checks automatically. It was a good meeting. Paula made a motion to move our bank account from Preferred Community Bank, Second by; Linda Lofink. All approved. Jere asked if we notified the bank that we are looking for a new bank. Laurie will review our options and meet with one larger bank to see their options and make a recommendation to Board.

B&P RETAINER: Laurie received the Attorney retainer information and opened it up to discussion. Motion made by: Linda Lofink to approve the B&P retainer for \$200. Second by: Larry Steuber. All Approved

DATE FOR ANNUAL MEETING: Was agreed by the board that Tuesday February 13th, 2018 at 7:00 pm will be the date of the Annual meeting.

COMMITTEE REPORTS

RENTAL/RESALES: Three resales. Laurie posted and sent to board a new committee list with some additions. Three renewal rental applications still outstanding. Laurie sent letter to the lawyer on foreclosure on Petrucka they postponed the sale due to the hurricane.

BUDGET-OUTSTANDING DUES: Two outstanding as of meeting time. Majestic still outstanding on receivables. The Same person is delinquent. Ed Olesky owe \$100 for violation.

ARCHITECTURAL: Jere reported none at this time. Discussion on posting committee meeting on all architectural approvals. Michael said in the by-laws any architectural final decision must be posted and have a meeting, it was agreed that the meeting will be at same time or before the Board meetings. Phil on that committee I am not contacted on most requests.

RULES ENFORCEMENT: Two have been addressed, a commercial truck on Lake Vista and a trailer on Lake Vista both addressed and resolved. Six cars at the butterfly house was contacted, they said it was because of the water damage from hurricane. Loud noises from a condo on Lake Vista North been addressed with realtor responsible for managing the place, was resolved. Ongoing issue is the trash bins. The committee had a person from both sides to check how many are out there. There are about 10 outstanding Laurie said. Laurie ask Michael to help in identifying owners. Michel wondered if something could be done to help the coach houses like what CPPOAI can do.

STREETS/MAINTENANCE:

All lights have been reported, even accident pole.

Light in Mail-house either out or flickering

Paint Pole green to match others

Electrician for front entrance, then paint rest of wall already approved up to \$1,000.

Light on flag is off, Jere will check.

Paula check on sewage, has not heard from anyone must be okay.

SOCIAL MEDIA: Newsletter went out to all members. The Board thanked Doris for an outstanding job. Working on changes to the web site.

SOCIAL: Social Committee

Larry ask board if they had any ideas to do at party, such as an ugly sweater. Paula would like to see the Majestic Golf Course and CPPOAI do things together for the community.

\$300.00 dollars for the Christmas party was requested. Barry and Tina will be playing and there will be a golf cart parade. Phil Koenig made a motion to approve the three hundred dollars for the party, Second by; Linda Lofink. All Approved

NEIGHBORHOOD: Need a list of individuals on the neighborhood watch posted in the mails house.

MAILHOUSE: Jere Carrick said he talked to Post Master and Mailman. They have not arrived, yet Jere will check with them. Dianne said everything is fine, and she has everything covered.

NOMINATING COMMITTEE FOR 2018. Mike Swords commented that there was a lot of interest in running for the board. He feels there will be about 10 applicants, one current member said they are running. Michael will be posting in the mail house for people interested in applying for the board to contact Mike Swords. As a reminder there will be four board positions up for election, Kelly Morgan, Linda Lofink, Laurie Ciprari, and Phil Koenig.

DRAINAGE: Already talked a lot about drainage. Need engineer to provide some feedback, need water to go to canals not flowing now due to crushed pipes. Drainage pipes need to be clean.

OTHER

ANY OTHER ITEMS –DIRECTORS QUESTIONS. Send Michael a spread sheet. Larry wanted to know if issues on building a club house, nothing been done. Larry ask if the board has look at renting from Majestic as possibility to make it our clubhouse, some people thought it might be a good ideal. It will be look at by the Community clubhouse committee Paula chairperson.

ANY OTHER ITEMS – MEMBER QUESTIONS: A member Diane Benoit asked who is responsible for the globe on the lamppost and the fence around the electrical box in the front entrance. Wanted to know what the driveway cost was, it was a drainage issue where the driveway needed to be torn up to fix the leak. Diane question what the amount was for the mail-house, the response was the board is waiting on a usage contract from Majestic for 99 years. Gates was also an issue what is next step, get committee together to review the gate issue. Doris Moore wondered why we are not using the extra money to do the engineer work on drainage. Paula will take her comments to the committee meeting.

UPDATE - KINGS GREENS AND MAJESTIC -JERE: Jere said they have hundreds of thousands in damages that they are addressing as they can. The roofing has started. They will be looking at drywall and if any mold exists.

ADJOURNMENT

Motion to adjourn by Paula Carnell Seconded by Michael Swords.
All approved - 6:20 PM

NEXT MEETING—December 19, 2017 at 4:30 pm