

CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 24, 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; Kelly Morgan and Larry Steuber.

Absent: Andrew Allen by phone part of time cancelled phone due to noises.

Quorum established for meeting purposes.

Laurie provided a description of the two associations, Kings Greens association (introduce Jere Carrick, Carl Magno, Mike Swords) and Cypress Pines Property Owners Association. Hopefully the individuals that were at the meeting have some understanding of the two associations.

The board members identified themselves to the audience.

Action Items:

Approval of Minutes from August 1,2017 Meeting

Motion by: Larry Steuber Second by: Jere Carrick. With one change the cost to be paid to Kings Greens is \$2,475. All approved/motion

Approval of the Treasurer's Report:

September 2017

Operating Account Ending Balance: \$ 22,549.91

Preferred MMA Ending Balance: \$ 53,892.69

Preferred CD Account: \$ 76,635.54

Total: \$153,078.14

Motion by Phillip Koenig Second by Larry Steuber All approved

UNFINISHED BUSINESS/OLD BUSINESS

Kings Greens Repair Invoice from 2016 – Invoice presented for a drive-way that collapsed due to drainage issues. It was agreed that Cypress Pines (Master Assoc.) and Kings Greens at Majestic Condo Assoc. will split the cost 50/50 of the \$4,950.00. Cypress Pines Property Owners Assoc. cost will be \$2475. Michael Swords will provide invoice. The money was approved via email to take money out of contingency funds. Approved through e-mail Mike Swords will provide copies of e-mail.

FINANCIAL ISSUES: A motion was made by Phil Koenig Second by Larry Steuber to separate the contract invoices from the variables' invoices. Example of contract invoices are electric bill, mowing common grounds invoice, insurance invoice. Variable example would be Drainage, roads, social events, electrical work, painting and etc. Paula Carnell will bring two lists one of invoices PAID for review and one list of invoices for Directors to approve. A motion was made by Phil Koenig Second by Larry Steuber to rescind the last motion. Motion by Laurie Ciprari Second by Linda Lofink that the Treasurer will bring all invoices and bills to board meeting for approval. All Approved

Mike Swords will provide copy of status explaining the funding issue. Michael Swords will provide the emails on approval of the social party funds.

EXPEDITED RENTAL RENEWAL: Have committee look at change to expedite process. Create form to be reviewed at next meeting. Motion by Phil Koenig second by Larry Steuber to have the committee review and boards recommendation and bring to board next month. All approved

NEW BUSINESS

QUESTIONNAIRE FOR B&P ANNUAL MEETING: Will review form from B&P provide. This is covered under our \$200 we pay them.

NOMINATING COMMITTEE FOR 2018. Mike Swords volunteer to be the Chairperson of the committee. The nominating committee will post in the mail house requesting anyone interested in running for the board contact Mike Swords. Also, people can turn in their request to the secretary who will pass it on to committee. The committee will present nominee to board. There are four board positions up for election, Kelly Morgan, Linda Lofink, Laurie Ciprari, and Phil Koenig.

COMMITTEE REPORTS

RENTAL/RESALES: Letter from Lawyer waiting to see what happens on November 7 auction sale on 20061 Petrucka N. Circle currently in foreclosure. Approved by e-mail to send letter by attorney.

One resale and three in progress of being sold, two foreclosures. Invoice on violation was provide to Laurie who said she did not get it. Box on side of her house is gone.

All e-mail votes should go to the President and secretary to put in minutes. How do we get notified that an e-mail vote has been approved, need discussion on this at next board meeting?

BUDGET-OUTSTANDING DUES Two outstanding as of meeting time. Majestic still outstanding on receivable, Paula will provide Mike a list of outstanding invoices. Mike Swords will provide update invoices on mowing. Budget committee will meet to create a draft budget for 2018, and bring to board next meeting. Meeting will be posted in mail house. Purchase software update for budget processing I assume quick books for online, so executive committee can review. Paula Carnell made motion to purchase software and research the possibility to put books online, second by Phil Koenig, all approved.

ARCHITECTURAL: One has been approved by committee for Jim Bartel on Protection Screens on window. Paula Carnell made motion to have a blank approval affected by the hurricane, roofs mainly, second by Larry Steuber. All approved.

RULES ENFORCEMENT: house (19984 Lake Vista) with commercial products to move out, had 14 days to move out. Mike Swords will provide information. Laurie made motion to write letter if not moved out by November 2, second by Mike Swords. All approved. Phil Koenig made a recommendation to bring up the problems with the procedures next meeting. The current procedure is not working, main issues trash cans.

STREETS/MAINTENANCE: Get street signs put up on Petrucka. Laurie has sign.

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.

Member from audience reports at 20005 Lake Vista circle about sewage backing up. Paula will call and report it.

SOCIAL MEDIA: Work on newsletter contact Doris on putting one together all board members should provide articles. Paula commented that (Cypress Pines Next-Door) is still up. See if Lake Vista and Petrucka can be separate on web site.

SOCIAL: Everyone had a good time at the last event. About 50 people attended. Working on next one. Question about Golf Cart parade. Everyone does not have a cart, know decision.

NEIGHBORHOOD WATCH: Due to all the problems we been having over the last months, that we have not seen in years. Laurie said she will try to bring the neighborhood watch person from Lee county Police back. Everyone should be watchful of people in your neighborhood, a woman with clip board been going around ringing door bells. Jere Carrick suggested putting cameras at everyone house. Phil Koenig said good ideal.

MAILHOUSE: Jere Carrick said he talked to Post Master and Mailman. They will provide us some large box to put packages in, the mailman will put the key in your box.

OTHER

ANY OTHER ITEMS –DIRECTORS QUESTIONS

ANY OTHER ITEMS – MEMBER QUESTIONS

UPDATE - KINGS GREENS AND MAJESTIC -JERE: Jere said multiple bids were provided to their board for review and make a decision on roof vendor. A vendor must be certified have a Florida license, permitted from Lee County, and be inspected by county. Linda asked about damage inside attic from roof drainage from the hurricane. Mike Swords said it will be handled as part of the roof damages. They will be looking at drywall and if any mold exists.

Motion to adjourn by Linda Lofink Seconded by Paula Carnell.
All approved - 6:50PM

NEXT MEETING–NOVEMBER 29, 2017