

CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES

Thursday, July 23, 2020

Because of the COVID-19 Pandemic, the meeting was conducted via telephone conference call. Call-in information was posted on the Association's website at CypressCreekPOA.org.

CALL TO ORDER at 6:31 p.m.

ROLL CALL: Kelly Chiarella, Jamie Gould, Cameron Hoffman, Mikel Kline, Don Neubaum, John Quatrini, and Tim Stergiou-Allen. Quorum established. Ben Meyers from Vesta Property Services also present.

MINUTES:

- **MOTION** by Mikel to approve the June 18, 2020 Regular Board Meeting Minutes. Second by Tim. Roll Call: Kelly – Yes, Jamie – Yes, Cameron – Yes, Mikel – Yes, Don – Yes, Tim – Yes, and John – Yes. All in favor. Motion passed.

TREASURER'S REPORT:

- **MOTION** by Jamie to approve the Treasurer's Report for June 2020. Second by Kelly. No Roll Call. All in favor. Motion passed.

MANAGER'S REPORT: Ben Meyers

- **MOTION** by Kelly to start fining 4712 Pepper Bush Lane for storing their boat in their backyard beginning tomorrow [July 24]. Amount of proposed fine is \$25 per day up to \$1,000. Second by Jamie. Board Discussion. Kelly agreed to **AMEND the MOTION** to \$50 per day accumulating up to \$1000 or total of 20 days starting tomorrow [July 24]. Second by Jamie. Roll Call: Kelly – Yes, Jamie – Yes, Cameron – Yes, Mikel – Yes, Don – Yes, Tim – Yes, and John – Yes. All in favor. Motion passed.
- **MOTION** by Tim to begin fining \$50 per day starting tomorrow [July 24] for 4054 Alpinia Ct S [corner of Calliandra] for tree trimming violations. Second by Jamie. Roll Call: Kelly – Yes, Jamie – Yes, Cameron – Yes, Mikel – Yes, Don – Yes, Tim – Yes, and John – Yes. All in favor. Motion passed.
- **MOTION** by Don to begin fining the house on Calliandra [address to be provided after Board meeting] \$50 a day starting Tuesday after Board meeting [July 28] subject to inspection by Ben Meyers tomorrow [July 24]. [Also included to be fined from Ben's violation list are] 4054 Alpinia Ct S, 4123 Ardisia, 4331 Caryota, 4633 Palo Verde Dr. [dead palm tree/nonmember], and 4269 Juniper Terr. Because of the deaths of the

Weavers, 4384 Caryota will not be fined at this time. Second by Mikel. Board discussion. Roll Call: Kelly – Yes, Jamie – Yes, Cameron – Yes, Mikel – Yes, Don – Yes, Tim – Yes, and John – Yes. All in favor. Motion passed.

COMMITTEE REPORTS:

Ad Hoc – Kelly – No report

ARC – John

Communications – Mikel

Events – Megan Hoffman

Landscaping –Neal Elkin

Maintenance – Megan Hoffman – No report

Safety and Security – Cameron for Jason Sjaardema (new Committee Chair)

COBWRA – Nancy Kline – No July COBWRA meeting; no report

Welcome Committee – Barb Foster

- **MOTION** by Jamie to appoint Kelly to chair a new committee to be called the Guard House Liaison Committee to regularly inspect the guard houses for numerous issues that may arise. Kelly – Chair, Barbara Foster and Dolly Jordan, Committee Members. Second by Don. Roll Call: Kelly – Yes, Jamie – Yes, Cameron – Yes, Mikel – Yes, Don – Yes, Tim – Yes, and John – Yes. All in favor. Motion passed.
Video Security System Upgrade –Ken Libutti – Presentation. Board Discussion.
- **MOTION** by Tim to accept the Committee Reports as presented. Second by Don. Roll Call: Kelly – Yes, Jamie – Yes, Cameron – Yes, Mikel – Yes, Don – Yes, Tim – Yes, and John – Yes. All in favor. Motion passed.

UNFINISHED BUSINESS:

- **MOTION** by Kelly that Mignano [Lawn Services] be contracted to mow the property at 4380 Palo Verde Drive [abandoned house] once a month for the next six (6) months at a cost not to exceed \$50 per month. The funds shall come from the Landscape Extra/Trees line item which has \$420 remaining for the fiscal year. Cost of mowing will be added to the property owner's fees and dues. This lot has been reported for code enforcement violations. Unfortunately, Code Enforcement hearings are tentatively scheduled for August pending changing COVID-19 circumstances. Second by Don. Board Discussion. Roll Call: Kelly – Yes, Jamie – Yes, Cameron – Yes, Mikel – No, Don – Yes, Tim – Yes, and John – Yes. Motion passed 6-1.

NEW BUSINESS:

- **MOTION** by Don to forward Ben a copy of our notice letters which were part of a resolution passed by the Association last year [establishing the Compliance Committee] and that Ben start using them as the notice of violations. Second by Tim. Board

Discussion. Roll Call: Kelly – Yes, Jamie – Yes, Cameron – Yes, Mikel – Yes, Don – Yes, Tim – Yes, and John – Yes. All in favor. Motion passed.

PUBLIC COMMENT:

ADJOURNMENT:

- **MOTION** by Kelly to adjourn the meeting. Second by Don. All in favor. Motion passed. Meeting adjourned at 8:19 p.m.

As approved

A handwritten signature in blue ink that reads "Mikel W. Kline". The signature is written in a cursive, flowing style.

Mikel Kline
Secretary, CCPOA Board of Directors