

CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS' MEETING MINUTES

JUNE 17, 2019

CALL TO ORDER at 6:33 PM

ROLL CALL: Avis Brown, Kelly Chiarella, Mikel Kline, Jay Laing, Don Neubaum, and John Quatrini. Cameron Hoffman was absent. Quorum established. Jason Weeks for Gulfstream Management also present.

MINUTES:

- **MOTION** by Kelly to amend the May 16, 2019 Minutes to correct the approved cost of \$599.00 plus tax for the new printer purchased. **SECOND** by Jay. All in favor. Mikel abstained from voting as he was absent from the May Board meeting. Motion passed.

TREASURER'S REPORT:

- **MOTION** by Don to have Jason look at resident's accounts in arrears of \$1,000. After receiving the second notice the resident will have ten days to bring their account up to date otherwise their transponders would be turned off. **SECOND** by Avis. All in favor. Motion passed.
- **MOTION** by Mikel to accept the Treasurer's Report as presented. **SECOND** by Jay. All in favor. Motion passed.

MANAGER'S REPORT:

- **MOTION** by Don to accept the Manager's Report. **SECOND** by Jay. All in favor. Motion passed.

COMMITTEE REPORTS:

Ad-Hoc – Kelly - No report

ARC – John

Communications – Avis

 Newsletter - Avis

 Events – Tami

 Landscaping - Avis

Executive – John – No report

Maintenance – Jay

Safety and Security – No Report

COBWRA – Nancy

- **MOTION** by Mikel to accept the Committee Reports as presented. **SECOND** by Avis. All in favor. Motion passed.

OLD BUSINESS: Leasing Procedures (tabled from last meeting)

- **MOTION** by Avis to approve landlord/tenant procedures. **SECOND** by Kelly. **MOVED TO TABLE** discussions by Mikel and have a special board meeting scheduled to discuss in detail and finalize these procedures. **SECOND** by Kelly. All in favor. Motion passed.

NEW BUSINESS:

- **MOTION** by Avis to approve the bid for Mignano Lawn Service, Inc. to start lawn service July 1, 2019. **SECOND** by Mikel. Roll call: Avis – yes, Kelly – yes, Mikel – yes, Jay – yes, Don – yes, John – yes. All in favor. Motion passed 6-0.
- **MOTION** by Kelly to accept the proposal/bid from Victory Accounting commencing July 1, 2019 until a new management company is hired. **SECOND** by Avis. Roll call: Avis – yes, Kelly – yes, Mikel – yes, Jay – yes, Don – yes, John – yes. All in favor. Motion passed 6-0.
- **MOTION** by Jay to accept Gulfstream Services Management notice of termination of contract effective July 1, 2019. **SECOND** by Mikel. Discussion by Board. The discussion about hiring Property Management Company was opened among the Board members and Members in attendance in “Town Hall” format. **MOVED TO CALL THE QUESTION** by Don to end the lengthy public discussion. Roll call: Avis – yes, Kelly – yes, Mikel – yes, Jay – yes, Don – yes, John – yes. All in favor. Motion to accept GSM termination of contract passed 6-0.

ADJOURNMENT:

- **MOTION** by Jay to adjourn the meeting. **SECOND** by Don. All in favor. Motion passed. Meeting adjourned at 8:19 PM.