



SWFL CAM SERVICES

Community Association Management

CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.

MINUTES FROM THE APRIL 16, 2024 BOARD OF DIRECTORS MEETING

1. The meeting was called to order at 4 PM. Paula Carnell, Dixie Burrell, Al Roma and Karen Carter were present and Jim Bartel attended via speakerphone establishing a quorum.
2. The Board voted 5-0 to approve the minutes from the March 19, 2024 meeting as presented.
3. No President's report was submitted.
4. Karen Carter reported on the financials as of March 31, 2024. Her report is attached. Paula Carnell motioned to accept the report. Al Roma seconded the motion. The motion carried 5-0.
5. Owners commented on solutions on retarding speeding through the community, owners in arrears and surveillance cameras.
6. Action Items.
 - A. Jim Bartell motioned to approve TALOGIC as the association's website host. Paula Carnell seconded the motion. The motion carried 5-0.
 - B. Jim Bartell motioned to allow signage to discourage cut through traffic and trespassing (foot and vehicle) at the vacant lots located at 19951/19953 Petrucka Circle N. The sign must meet existing requirements and be approved by the Board. The motion carried 5-0.

C. Al Roma reminded owners that keeping their garage doors open all day was a violation of the Governing Documents. A reminder notice will be sent to all owners.

7. Committee reports

A. Paula Carnell reported that to approve the installation of an awning on a side door at 19941 Petruka Circle N. Committee meeting minutes are attached.

B. Jim Bartell reported that 7 (seven) trash can compliance letters were sent out last month.

C. The Drainage Committee reported that they had previously performed video camera inspections in 5 locations of the association's drainage lines. Of those 3 were in need of additional work. The Committee reviewed proposals for the repairs needed. Paula Carnell motioned to approve Campion Landscaping & Grading, inc. to do the aforementioned repairs at a cost of \$22,503 (with a contingency for an increase in gas and materials- proposals attached). Dixie Burrell seconded the motion. The motion carried 5-0. The work will be scheduled for November.

D. The Rental/Resales report as of April 15, 2024 is attached.

E. No Social Committee report was submitted.

8. Old Business.

B. The Board reported that they will start enforcing unapproved parking in the vacant lots.

C. The Board reported that lot adjacent to the pond on hole #9 was owned by the golf course.

9. New Business.

- A. Al Roma motioned to add 2 (two) overnight parking spaces (gravel) at mail house at an approximate cost of \$3,500. Jim Bartell seconded the motion. The motion failed to carry.
- B. Al Roma reported that they will monitor the mowing/maintenance of the large parcel belonging to Kings Green.
- C. Jim Bartell Motioned to establish a Fining Committee composed of Jack Curlett, Patrick Daily and Dan Frey. Al Roma seconded the motion. The motion carried 5-0
- D. Jim Bartell motioned to implement a fine on 9949 Lake Vista Circle #4 for in the amount of \$100 fine for a parking violation. Al Roma seconded the motion. The motion carried 5-0.

10. Owners commented on parking on the empty lots, fining committee function, limits for Board expenditures on projects, microphones at meetings, new website content and new construction restrictions.

11. The next meeting was scheduled to be held on date May 21, 2024. The meeting was adjourned at 5:10 pm.