



# SWFL CAM SERVICES

## Community Association Management

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### CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.

#### MINUTES FROM THE NOVEMBER 21, 2024 BOARD OF DIRECTORS MEETING

1. The meeting was called to order at 4 PM. Dixie Burrell, Jim Bartel, Phil Dent, Jan Locke, Karen Carter and Paula Carnell were present and Al Roma attended via videoconference establishing a quorum.
2. The Board voted 7-0 to approve the minutes from the October 24, 2023 meeting as presented.
3. Mr. Roma reported that he felt that the Board was making progress and working together to address issues and expressed his gratitude to them for doing so.
4. Mrs. Carter's financial report is attached. She reported that she had recently met with SWFL CAM and that the financial reporting was appropriate.
5. Owners commented on the use of teleconference to facilitate meetings, proposed budget line items, the mail house lease, the association's website, the drainage project and the roadway repaving.
6. Committee reports.
  - A. The ARC Committee reported that they had met on November 13 and at that meeting approved 3 new roofs.
  - B. The Budget/Finance Committee reported that Committee reported that they had recently met with SWFL CAM's accounting staff and had prepared a proposed budget for 2024 that they were comfortable with.
  - C. No Compliance Appeals Committee report was submitted.

- D. John Thistle (Drainage Committee) reported that he was in the process of scheduling a camera truck to “view the drainage lines” and investigating installing grates to keep animals from getting stuck in/blocking the drain pipes. He estimated that the project was 3 years away from completion. He reported that he needed the “master plans” from the golf course to move ahead with the project.
- E. SWFL CAM reported that since the last meeting that there were two sales, one at 20052 Petruka Circle and one at 20048 Lake Vista Circles N #3D.
- F. The Social Committee report is attached.

7. Old Business.
  - A. No new information has been received from the Golf Course regarding irrigation.
8. New Business.
  - A. The Board expressed their gratitude to Karen Carter for her work in the mail house.
  - B. The Board expressed their gratitude to members of Kings Green for installing Veterans Day decorations.
  - C. After discussion regarding the association’s contract with the Lake Doctor, Mrs. Carter motioned and Mr. Dent seconded to terminate their contract. The motion carried 7-0. SWFL CAM will send the termination notice.
  - D. Mrs. Carnell motioned & Mrs. Burrell seconded to approve 19929 PCN to install a new roof. The motion carried 7-0.
  - E. Mrs. Burrell motioned & Mrs. Carnell seconded, after discussion, the Board voted 6-1 (Mr. Dent voting NO) to approve a budget that will assess the membership \$432 per home per year due on January 1, 2024.
9. The next meeting was scheduled to be held on December 19, 2023.
10. The meeting was adjourned at 5 PM.

**Balance Sheet**  
 Cypress Pines Property Owners Association, Inc  
 End Date: 10/31/2023

Date: 11/15/2023  
 Time: 12:42 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
VNB OP	\$ 65,583.64	\$ -	\$ 65,583.64
Truist Cash 2008 (fka BB&T Operating)	27,400.00	-	27,400.00
Petty Cash - Social Committee	233.88	-	233.88
<b>Total: Cash</b>	<b>\$ 93,217.52</b>	<b>\$ -</b>	<b>\$ 93,217.52</b>
<b>Reserves</b>			
Achieva MM - 1850616S74	-	86,411.12	86,411.12
Achieva CD 1.982% - 2/27/24	-	82,604.56	82,604.56
Due from Operating Acct	-	3,832.03	3,832.03
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 172,847.71</b>	<b>\$ 172,847.71</b>
<b>Accounts Receivable</b>			
Accounts Receivable	986.74	-	986.74
<b>Total: Accounts Receivable</b>	<b>\$ 986.74</b>	<b>\$ -</b>	<b>\$ 986.74</b>
<b>Other Assets</b>			
Prepaid - Insurance	1,142.92	-	1,142.92
<b>Total: Other Assets</b>	<b>\$ 1,142.92</b>	<b>\$ -</b>	<b>\$ 1,142.92</b>
<b>Total: Assets</b>	<b>\$ 95,347.18</b>	<b>\$ 172,847.71</b>	<b>\$ 268,194.89</b>
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities</b>			
Deferred Income	12,596.00	-	12,596.00
Accounts Payable	834.09	-	834.09
Due to Reserve	3,832.03	-	3,832.03
Prepaid Owner Assessments	402.42	-	402.42
<b>Total: Current Liabilities</b>	<b>\$ 17,664.54</b>	<b>\$ -</b>	<b>\$ 17,664.54</b>
<b>Reserve Accounts</b>			
Def Maint & Cap Exp – Drainage Reserve	-	51,708.22	51,708.22
Def Maint & Cap Exp – Road Sealing Reserve	-	4,300.00	4,300.00
Def Maint & Cap Exp - Roads Reserve	-	115,638.00	115,638.00
<b>Total: Reserve Accounts</b>	<b>\$ -</b>	<b>\$ 171,646.22</b>	<b>\$ 171,646.22</b>
<b>Equity</b>			
Retained Earnings	92,275.00	-	92,275.00
<b>Total: Equity</b>	<b>\$ 92,275.00</b>	<b>\$ -</b>	<b>\$ 92,275.00</b>
Net Income Gain/Loss	-	1,201.49	1,201.49
Net Income Gain/Loss	(14,592.36)	-	(14,592.36)
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 95,347.18</b>	<b>\$ 172,847.71</b>	<b>\$ 268,194.89</b>

## SOCIAL COMMITTEE MEETING

WED, NOV 15, 4:00 Ladies locker room

Present: Lorie Monroe, Terri Shadlocke, Dixie Burrell, Kim

Talmadge, Kim Frye, Diane Politte, Jan Locke

Absent: Karen Carter, Jill Edgar

### WELCOME BASKETS

2—one to each side

### LET'S GET CRAFTY 3:00

Nov 15 cancelled due to sick instructor. Reschedule to Feb

Dec 13 preregister for making CHRISTMAS INITIAL DOOR HANGING

to decorate for holidays, cost \$10 (Lorrie & Terri)

Limited to 12 people

PLUS COOKIE EXCHANGE: each person makes 6 1/2

doz Christmas cookies; 1/2 doz to each participant, plus

1/2 donate to Christmas parade

Jan 11 or 17? Jill Edgar—embellish 3 or 4 gift bags, \$3 fee

### MARKET DAY

Every third Saturday, next one is DEC 16

### GATEHOUSE FLOWERS

Mitch and Donna Long donated and planted flowers

Jan L will send thank you note

Jan L planted 2 poinsettias.

### POOL PANCAKE BREAKFAST SAT NOV 4 9:00—10:30

Extremely well attended

Comments: Paula Carnell donated \$20, Kim F will write

thank you note

### CRAFT FAIR NOV 11 in conjunction with MOOSE 9:00—2:00

Diane P, Lorrie M & Jan L sold cookies, coffee & donuts til  
11:30 netted \$26.50

Next year: buy 2 doz donuts (Walmart \$5.97/doz) and

2 doz cookies (\$2.19/10 Alde's)

U-turn sign for Homestead cost \$10.65

Comments: Terri will check to see if they will reimburse us for  
the sign and see if they will share in vendor fee for our vendors

Next year we will host our own & add a Chinese Auction  
CHRISTMAS PARADE SAT DEC 16 at 6:00

Tina and Barry are lined up to lead the parade and entertain in the club house \$200 for 60 min. Prizes for golf cart decorations \$25, \$20, \$15 (\$60) Need a loaner golf cart for Tina & Berry (Tom Bogner) Food: \$100 of snacks from clubhouse

Christmas cookies donated from cookie exchange  
CHRISTMAS DECORATING SAT NOV 25 @ 9:00 AM window clings are purchased (\$23.72) Wreaths, poinsettias, etc purchased Home Depot (\$179.52) 12 have signed up to help

CHRISTMAS TEARDOWN SAT JAN 6 9:00 AM

CPPOAI ANNUAL MEETING scheduled for JAN 16 at 4:00.

Upstairs has been reserved. Refreshments needed?

OTHER PROJECTS: 10 \$1000

CHILI COOKOFF & CORNHOLE TOURNAMENT FEB 4  
at the pool and tent for chili participants

COFFEE KLATCHES moved to POOL

JAN 27, FEB 24, MAR 23

SPRING DRIVEWAY HAPPY HOUR (TBA) beginning of March  
asking Howard & Carol, & Cindy Anthony & Larry

BUS TRIP to Lake Placid to view 50 murals on buildings

\$40 each, lunch at "Cow Poke"?

FYI: Other \$1000

GAME NIGHTS 6:00—8:00 NOV 27, DEC 4 & DEC 12

Employee Janet Blizzard oversees

participants bring their own snacks & drinks

BINGO WED NIGHTS at 6:00

\$5 is set aside from each game to pay waitstaff

Domino Club is starting up again and we may alternate nights with them because we share participants

NEXT MEETING: WED, DEC 13 at 4:00