



# SWFL CAM SERVICES<sup>int</sup>

## Community Association Management

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### **CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.**

#### **MINUTES FROM THE FEBRUARY 13, 2023 ANNUAL MEMBERSHIP MEETING**

1. The meeting was called to order at 7 PM. Mr. Thistle expressed his gratitude to his fellow Board members for their service and assistance and announced that he would no longer serve on the Board after this meeting.
2. 92 owners were present or represented by proxy establishing a quorum.
3. The notice of meeting was mailed and posted in accord with Florida law.
4. The minutes from the February 28, 2022 Annual Meeting were read by Dixie Burrell and approved as presented.
5. Linda Lofink reported that as of December 31, 2022 the Operating Account (which includes the BB&T checking account, BB&T Money Market and the Achieva checking account) totaled \$95,213.15, the Reserve account (which includes the Achieva Money Market and Achieva CD totaled \$148,242.02 with Total Reserves equaling \$152,096.22. Report is attached.
6. Committee Reports.
  - A. Diana Benoit thanked the 12 couples that cleaned the Mail House this last year, their tasks included; washing the inside and outside of the windows, picking up debris, disinfecting the mailboxes and switches and attempting to keep the bugs out. She reported that the recent hurricane contributed to a shortage of mailbox supplies and that the new Board will need to address these needs. She also expressed her gratitude to those that kept the Memorial Garden looking nice, also to Jim Osborne and his crew for weed control, irrigation system maintenance, debris hauling and the trimming of the Palm trees.

- B. The Violation Committee reported that the majority of the violations consisted of not putting away the garbage cans in a timely manner (no later than 12 hours before or after trash pickup), cars parking in empty privately owner lots, vehicles with no tags, and major vehicle repairs while in the driveways. Also noted was not submitting rental applications in a timely fashion, not submitting ARC forms for new/repair of roofs, repairs to house or painting driveways (even if they are to be painted the same color you must submit an ARC form) or other repairs. Thanks were given to the Committee for being vigilant and being proactive in speaking to and/or assisting neighbors so that they would avoid being in non-compliance.
- C. The Resale Committee that 2022 was yet another active year with a total of 29 properties being sold the breakdown as follows: 10 single homes/duplexes, 18 condominiums and 1 lot. It was also reported that the percentage of rentals continues to decrease to approximately 22% as evidenced by resales in the following categories: 16 owner' occupied, 6 investment (personal use only) and 7 rentals. In conclusion they reminded owners that as the amendment passed through at the 2022 three driveways ual Meeting limited the amount, of properties that could be owned by an individual, corporation LLC or Trust.
- D. The ARC Committee reported that 12 re-roofs had been completed and that 4 homes and 3 driveways had been repainted.
- E. The Streets and Maintenance Committee reported that they were in the process of replacing lightbulbs.
- F. The Social Committee read their mission statement emphasizing that their purpose is to bring the community together in a social setting, fostering resident involvement, achieving this goal by offering a variety of diverse community activities. The committee consists of the following owners: Jan Locke, Teri Shedlock, Diane Politte, Dixie Burrell, Karen Carter, Kim Fry and Jill Edgar. They reported that the following projects had been initiated:
- \*CPPOA Social Committee Facebook website currently has 130 followers where they publicize activities and achievements (the Board pointed out that while this is a positive platform to distribute information it is not a recognized website for the association.

\*Market Day began in June 2021 servicing an average of 18 families per month and is held on the third Saturday of each month (\$10 to Terri Shedlock or Kim Frey will procure a box full of fresh produce). The next one scheduled to be held on February 18, 2023.

\*'Let's Get Crafty' began on June 2021 and is currently being held on the second Wednesday of each month.

\*Welcome baskets to new residents are distributed by Diane Pollite to Lake Vista Circle and to Petrucka Circle by Terri Shedlock (20 households welcomed this year).

\*A Craft Bazaar was held on November 5, 2022 in the Domino Club attended by 25 crafters and crowds of people who attended the event.

\*On Saturday November 26, 2022 residents decorated the front entrance to Majestic for the holidays and on January 7, 2023 they were taken down by volunteers.

\*A Holiday Parade was held and twenty decorated golf carts, one bicycle, and one dog in a remote, controlled car participated. The event was followed by music and dancing.

\*The Annual Garage Sale was held on February 5, 2022.

\*The next seasonal Monthly Coffee Klatches is scheduled to be held on February 25, 2023 at the Mail House.

\*The "Hump Day" gathering is scheduled to be held in the driveway at 20038 Lake Vista Circle on February 15, 2023 with the committee providing mini-sandwiches; owners are encouraged to bring a dish for sharing and their own choice of beverage to the event.

\*They provided coffee and cookies for all who attended the Annual Meeting and urged all residents to contact them if they have suggestions for upcoming events,

G. The Drainage Committee reported that the clearing of storm drains to the retention ponds was scheduled to begin within the next three weeks and that progress would continue over the next three years. Champion Construction was awarded the contract for the project for 2023.

7. Margorie Mailand, Nancy Ursite, Mark Giosa and Dianna Giosa volunteered to serve as Inspectors for the Election.

8. No Unfinished Business was discussed.

9. New Business,

A. The results of the membership vote to reduce the Board from the current 9 members to a 5-member Board carried with a 61 YES & 34 NO vote.

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10. Owners commented on the violation and compliance process, the increase in annual dues, vehicles speeding through the community, the recent hiring of a professional management company, tree trimming and replacing the flag at the mail house
11. The meeting was adjourned at 7:55.

## **CYPRESS PINES PROPERTY OWNERS' ASSOCIATION INC.**

### **MINUTES FROM THE FEBRUARY 13, 2023 ORGANIZATIONAL MEETING**

1. Board members Laurie Ciprari, Al Roma, Jim Bartell, Karen Carter, Dixie Burrell, Paula Carnell, Linda Lofink and Phil Dent and were present establishing a quorum (Jan Locke was absent). The meeting was called to order at 8 PM.
2. Titles for 2023-2024 were established as follows:  
President – Al Roma (3 year term)    Vice President – Jim Bartel (3 years)  
Treasurer – Karen Carter (3 years)    Secretary - Dixie Burrell (2 years)  
Director - Paula Carnell (2 years)    Director – Linda Lofink (1 year)  
Director - Phil Dent (1 year)    Director – Jan Locke (1 years)  
\*Board member Laurie Ciprari submitted her resignation from the Board at the beginning of the organizational meeting.
3. The next meeting was scheduled to be held on a date TBA.
4. The meeting was adjourned at 8:10 PM.