

Cypresswood Garden Patio Homeowner's Association

Board Meeting: **April 4, 2024**

Attendance: **President:** Marianne Lehman, **Vice President:** Tim Weis, **Treasurer:** Richard Luciew, **Secretary** Crystal Williams, **and Directors:** Nora Ouellette, Diann Malone (Absent) and Julia Blanchard, **Homeowners:** TJ Jefferies

Call to Order: The GPH Board Meeting was called to order by Marianne at 6:00 PM, a quorum was present; and met in the Club Room at the Clubhouse. Notice of the Board meeting duly posted.

Approval of Agenda: Motion to accept the agenda by Nora, and seconded by Richard. Vote was called and passed unanimously.

Secretary's Report: March's minutes were distributed electronically via email to all Board members. The motion to approve minutes made by Julia, seconded by Tim. Vote passed unanimously.

President's Report: Marianne gave an update regarding the CCA meeting and explained how her vote was cast during the meeting, which was resolved by the outcome of the vote. This was regarding the combined motion for entrance sign and chain link fencing repairs. The vote failed as a combined event. The direction of the CCA was to proceed ONLY with the chain link fencing repairs. The entrance sign was tabled until more estimates are provided to the CCA Board. A sub-committee called the Social Committee is meeting and making plans and looking at calendaring those plans. This committee is not currently a line item, thus no current budget allocations. This will be added to CCA budget for 2025. Currently events being planned are self-pay or no cost Social events. Discussion in CCA Amenities Committee about the Clubhouse use for such events, considering that the AC and power to the building is covered by Community dues. A Grand Re-Opening of the Community Pool party and to celebrate the 50th Anniversary of Cypresswood: April 20th, 2024 food served from 12-2PM. This expense will be paid out of the Pool Maintenance funding, no additional cost.

Vice President's Report: Tim gave a report from the Amenities committee. Discussed that a workshop about the sign has occurred and the quotes will begin to come in for consideration

There is an open meeting on April 16th at 6PM about the tennis courts renovation and possible pickle ball area (seeking community interest to plan for need of funding this).

Pam the Pool attendant has started a Facebook "Cypresswood Social" page about the Cypresswood pool information and events.

Treasurers Report: Richard passed out the banking summary to all Board members. He stated that all the bills are paid. He reminded the Board that on April 10, 2024 the second installment (#2 of four), to the CCA dues will be paid at \$19,000.

The Mid Florida CU had given GPH a 4.5% rate for 14 months for \$12,000 in a certificate of deposit. There will be 4 more CDs that will be mature and will be consolidated in May. The plan is to pull some of the interest gained out, at that time to add to the GPH general/ operations fund.

Tim made a motion: To pay the submitted invoices for the materials for berm lawn care (fertilizer), and bridge repair (items at \$75). The second was made by Richard. The vote was called and passed unanimously (with One Board member absent).

Architectural Report: Diann is absent, no report given. Mulcahy's roof is completed.

Grounds / Landscaping Report: Julia mentioned that the Lawn care “Inspection Ready” needs to use an edger to trim the berms, not just a weed eater. She spoke to Jim about this.

Darren made an offer to any neighbor to have their palms trimmed at the price \$50/ tree. Information to be shared with neighbors about scheduling a date for the trimming. Marianne suggested that TJ place this on the Website.

Julia asked to see if there maybe people that will assist in pulling weeds for their berms. Concern was expressed about 391 Troon, their yard needs attention.

Old Business: The Brusca’s have made one payment (\$200) on the 17th. Marianne stated that she sent a letter to the brother in south-Florida is the owner of the house. He has given no response to date. Gleneagles 424 need painting.

Marianne called Animal Control and they will send a letter to the neighbors at 393 Troon. Barking dog issue seems to have improved, barking not noted.

The bank signatures card were taken to bank by Richard.

New Business: Meeting date for MAY, 2-board members have conflicts on the first Thursday of May. Marianne checked if the room was available on the second Thursday and noted that the room is available. The consensus of the Board was to move the meeting to May 9th. Marianne asked TJ to place the date change on the Website.

The CCA asked the presidents ask for the consensus of their HOA Boards: to direct the \$1200 expenditure toward the pool party event. GPH directed Marianne to direct the CCA to appropriate the funds for the pool party. (The funding was available from the pool maintenance budget).

Marianne will place postcards at the front door, for the newer owners, about the painting needs and yard care (edging) needs for Gleneagles Ct 430 and 432. If Non-compliance is observed a letter will be sent.

Marianne and Tim acknowledged that due to the current litigation that is going on with the CCA and The Meadows, they are informed but they are not allowed to discuss any of the information until the litigation is complete.

Date of Next Meeting: Thursday, MAY 9, 2024, at 6 PM in Club Room at Clubhouse.

Adjournment: Motion to adjourn this Board meeting was made by Crystal and Seconded by Julia. Meeting closed at 7:11PM. The vote was called and passed unanimously.

Respectfully submitted, Crystal Williams.