

# Cypresswood Garden Patio Homeowner's Association

Board Meeting: **June 6, 2024**

**Attendance:** **President:** Marianne Lehman, **Vice President:** Tim Weis (Late), **Treasurer:** Richard Luciew, **Secretary** Crystal Williams, **and Directors:** Nora Ouellette, Diann Malone and Julia Blanchard, **Homeowner:** Don Daniels.

**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 Richard, and seconded by Julia. Vote was called and passed unanimously.

**Secretary's Report:** May's minutes were distributed electronically via email to all Board members. The motion to approve minutes made by Nora, seconded by Richard. Vote was called and passed unanimously.

**President's Report:** Marianne stated she had nothing to report.

**Vice President's Report:** Tim (arrived to Meeting at 6:15p) gave a report from the Amenities committee and CCA news. 1) The Chain link fencing is currently being reinstalled. 2) The golf cart paths, project has been appropriated funding NOT to exceed \$20,000, this passed in CCA vote as follows: Pass 7, reject 5 and Tim made the 1- abstain vote. The motion passed for that funding. Nora was recognized for the hard work she has made toward the Line Dancing Group. Community wide interest in this event has increased. They meet in the Ballroom on Mondays from 630-8p about 30 people have been attending. Corn hole is now being played in the ballroom due to the heat on Sundays from 2-5 pm. This has caused an increase in the income for the Pub on Sundays. The Social Committee is actively working on events in the Community. Also actively posting on Facebook under 'Cypresswood Social' site. Tim advised the Board that he will be out of town until mid-July.

**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 the third installment (#3 of four), the CCA dues will be due at end of June. He advised the Board that he had missed going to the Mid FL CU by one day, and the CU rolled over the CDs automatically. Marianne addressed this and indicated that she and Diann would attend with Richard to the CU for a follow up on the anticipated roll over to a higher yielding account; and to glean a fraction of the earnings to add to the general fund. Julia asked if the water bill had increased with the new watering schedule. Richard stated that he had not noticed a significant increase.

**Architectural Report:** Diann reported that 426 Gleneagles has turned in their Roof /Architectural Request form. The work is complete. The Romero's at 372 Troon Ct submitted their paint swatch and the 'crème' color was approved by Diann since it was nearly the same color.

**Grounds / Landscaping Report:** Julia asked for more of the HOA post cards. Marianne will print more. She stated that they have been well received and effective in their intended aim. She reminded the Board that Darren has still made the offer to trim trees (less than 25-feet tall) for \$50/ tree.

**Old Business:** Marianne sent a President's Letter to the Owner at 424 Gleneagles that has given 6 months to paint the house. The column at 410 Birksdale is still lying where it fell at the Blvd side of house; no time line was given for its repair. Marianne gave an update on the responses from email as the point of contact for most of the residents in GPH. She is updating the email list as they respond. 439 Gleneagles property: the CCA responded that they are only responsible for the cutting of the grass, not the trees. Marianne also alerted the Board that the State of Florida has new HOA laws as of July 1. This will be addressed in the next Newsletter among other pertinent topics. The trash bin issue have been addressed and are being stored.

**New Business:** Due to the July 4<sup>th</sup> Holiday being on the first Thursday, and several Board members will be out of Town, thus no quorum. A motion was made to defer the July GPH Board Meeting until the standing meeting on August 1, 2024. The Motion was made by Tim and seconded by Julia and vote was called and passed unanimously.

**Date of Next Meeting:** Thursday, August 1, 2024, at 6 PM in Club Room at Clubhouse.

**Adjournment:** Motion to adjourn this Board meeting was made by Diann and seconded by Julia. Meeting closed at 7:10 PM. The vote was called and passed unanimously.

Respectfully submitted, Crystal Williams.