

Cypresswood Garden Patio Homeowner's Association

Board Meeting: **March 7, 2024**

Attendance: President: Marianne Lehman, **Vice President:** Tim Weis, **Treasurer:** Richard Luciew, **Secretary** Crystal Williams, **and Directors:** Nora Ouellette, Diann Malone and Julia Blanchard, **Homeowners:** Diana Acosta, Don Daniels and Thomas Williams

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 Nora. Vote was called and passed unanimously.

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

President's Report: Islands' new plantings on Birksdale and Gleneagles. The edging around the trees and beds needs to be completed by landscaping. The perimeter of the berms is being trimmed. Troon's irrigation system was damaged and the repair cost was \$775. The sprinkler coverage is adequate for the entire berm. The bill was paid out of the budget line item by Richard.

Vice President's Report: Tim gave a report from the Amenities committee. Tim advised the group that Corn Hole game is a success on Sunday afternoons from 2-5 PM; this seems to be adding to the pub's revenue. They are looking into Pickle ball. Discussion regarding the City water/ sewer troubles on the roadway at the lift station by the pool. The Hospice class was a success! Twelve people graduated from the course. There will be another new course starting up again in April on the second Tuesday for the following 3-months. A new committee beginning for social events at Cypresswood.

Treasurers Report: Richard passed out the banking summary to all Board members. The annual dues for the State of Florida Division of Corporations were paid @ \$67. One of the CDs is due and he will go to bank tomorrow to transfer it to a higher yielding Certificate of Deposit. The signature cards transfer is still in progress.

Architectural Report: Diann stated that there is a request for a fence/ gate at the Acosta's. Mrs. Acosta is out of town Diana her daughter could not answer the Board's questions, so it was decided that more information and details are required before making a decision at the next meeting. Discussion ensued about fences, and State laws. Don Daniels recommended that the Board consider this issue due to the changes in recent legislation.

The Mulcahy family is required by insurance to replace their roof at 396 Troon Ct they desire to place a black color. No request has been submitted to date. The house at 421 Gleneagles minor repairs to gable no color or design change. This was approved. The home at 424 Gleneagles the back wall needs painting on the presenting side. The house at 438 Gleneagles requests to paint the front door "red". The Board indicated that the owner submit the request paperwork and paint chip sample to Diann. Don asked if the Board has the power to require an owner to paint their home. Discussion ensued. The house at 372 Troon Ct. Marianne will write the letters to both 424 Gleneagles and 372 Troon Ct to request or give a timeline that painting may be accomplished.

Grounds / Landscaping Report: Julia asked for clarification of job description. The form is the same as the Architectural change form.

Old Business: The Brusca's still have made no payment to date. Richard stated no check has been given. The amount is approximately \$3000 (including late fees). Marianne sent the same letter to both brothers: Nick and Tony. No response from them. The USPS tracking indicated that the letter was delivered Feb 17 at Boynton Beach FL. Don recommended to put a "claim" on the house pending repayment of dues. Richard stated that Tony told him that he would pay monthly.

Tony also acknowledged the agreement Feb. 17. The discussion then followed how to make a lien on property. The Board directed that a letter be sent to Nick and Tony to be sent on March 17, and the payment will be due on the 17th monthly thereafter until debt is satisfied.

New Business: A plea for HOA Tournament players for Corn hole this Sunday 2-5 PM. Fundraising has begun for the Veterans' Memorial. Palm trees trimming estimates only one has been turned in by Inspection Ready: quote 20 palms for \$2000. Julia was able to find another quote from Darren at Austin Tree services for \$50 dollars a palm.

Tim made a motion: That Garden Patio Homes have the 20 palms trimmed for \$50 per tree. This was seconded by Nora. The vote was called, the motion passed unanimously.

Don was expressing concern/complaint about barking dogs in the neighborhood at 393 Troon Ct, especially when the dogs are on the patio. The question was asked could animal control give guidance. Then possibly Marianne will write a letter to the owners and notify about the nuisance to the neighbors.

Crystal notified the Board about her concern 2 events of door to door sales of Solar panels. Tim reported this to the Front gate guard house.

Date of Next Meeting: Thursday, April 4, 2024, at 6 PM in Club Room at Clubhouse.

Adjournment: Motion to adjourn this Board meeting was made by Richard and Seconded by Diann. Meeting closed at 7:30PM. The vote was called and passed unanimously.

Respectfully submitted, Crystal Williams.