

# Cypresswood Garden Patio Homeowner's Association

ANNUAL Meeting: **January 4, 2023**

**Attendance: President:** Don Daniels, **Vice President:** (Vacant), **Treasurer:** Richard Luciew (Absent), **Secretary** Crystal Williams, **and Directors:** Nora Ouellette, Diann Malone and Marianne Lehman, **Homeowners:** Tim Weis, Julia Blanchard, and TJ Jefferies and 17 of our homeowners.

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

**President's Report:** Don warmly greeted all the homeowners in attendance. Total attending was 23 including the Board.

He also reviewed the accomplishments of the prior year. He acknowledged the GPH website and TJ's contribution to its appearance and then offered for TJ to present the on-line payment options with a handout to any interested homeowners. He also offered to come to any homeowner that wanted assistance with setting up these electronic accounts.

**Secretary's Report:** The Annual Meeting (Jan 2023), minutes were distributed electronically via email to all Board members. A hard copy was available at the meeting for any that would like to review. The motion to approve minutes made by Marianne, seconded by Tim. Vote passed unanimously.

**Treasurers Report:** In the absence of Richard, Don passed out the Banking summary for the 2023 year that he had prepared in addition to the Budget for 2024. The budget summary for 2023 year: Income was \$94,798, Expenditures: \$87,553. With an Operating surplus of \$7,200 last year.

He presented the budget, which reflected NO INCREASE in dues (from CCA nor GPH) for 2024. The approved GPH 2024 budget is \$95,699. The line items noted as reported. Anticipated increase for the Island maintenance. Don then opened the floor for any questions from the audience. There being none, he moved to the Grounds Report.

**Grounds / Landscaping Report:** Marianne notified the group about the issue of the disputed area on the boulevard berm at the entrance to Birksdale. She notified the attendees that the issue was in currently process with the CCA. She also noted that 2-rental properties on Gleneagles were getting mown but the edging was not being attended. Discussion ensued about the renters not having the equipment to do the trimming. In the discussion a homeowner offered (her husband) to assist with this issue. I hopes of promoting goodwill in our neighborhood. Marianne stated that this needed further attention and it would be addressed.

Marianne acknowledged that the lawn company: Marty's had been sold to Florida Ag and this company has been found to not have license to use chemicals. This information was to alert the neighbors that the HOA Board terminated FL Ag services and we are in the process of seeking another Lawn care service.

**Architectural Report:** Diann reported that we had quite a number of requests and a improvements to homes and yards. Several trees and palm needed removal, several roofs were completed this year especially post hurricane (one home completed a roof without a request, this infraction was addressed with the owner), pavers and walkways improvements were acknowledged.

She also alerted the homeowners that she has prepared and distributes a manual for each new owner with GPH Rules and Board member information, forms, directories and past Newsletters. The new residents are given this item as soon as possible.

**New Business:**

**Election of officers and Board member.** Don asked Crystal to present the Slate of the election. Crystal presented the following slate:

*Board members: Julia Blanchard, President: Marianne Lehmann, Vice President: Tim Weis, Treasurer: Richard Luciew, Architectural: Diann Malone.*

After presenting this slate to the homeowners she opened for further nominations. No one in the audience responded. She then closed the floor for nominations and made a motion. Crystal stated, "I nominate the Slate as proposed to serve on the GPH Board of directors for the 2024 year. The motion was seconded by Don. There being no questions, Crystal called for the vote. The motion passed unanimously.

Don thanked the group for their support during his tenure. The homeowners responded with applause for his leadership.

**Don opened the floor to any homeowner questions / concerns:**

Mike Amico asked about the issues with the Meadows and the lawsuit against the Cypresswood CCA. Don explained that the Meadows claim is they have been over-charged in CCA dues, and state that if the CCA will perform a "Forensic Audit" they will pay their dues. The CCA has \$300,000 surplus to retain Counsel. We are watching what will develop.

Mike also asked about any rules pertaining to Short term rentals. Don explained that we had written in to our rules that Short term rentals are not allowed in GPH rules. Don stated that we have learned to address issues with rental properties to communicate directly with the owners. Julia recommended that we may consider a fixed percentage of rental properties in our rules.

TJ asked about metal roofs. Don addressed that we have removed the rule against metal roofs, due to other roofs with in the Communities, albeit to comply with the architectural guidelines of GPH.

Suzanne asked about the new legislation that states HOA properties may add a storage shed to the homeowner property. This information was news to us; and the board will look into this and abide with the law.

Tim gave an update on the Amenities committees plans and events for more community resident involvement, Corn-hole games, possible bus trips etc.

**Date of Next Meeting:** Thursday, January 4, 2023, immediately following the Annual meeting, in Club Room at Clubhouse.

**Adjournment:** Meeting closed at 6:41 PM. Motion to adjourn was made by Marianne and seconded by Tim.

Passed unanimously.

Respectfully submitted, Crystal Williams.