

Cypresswood Garden Patio Homeowner's Association

Board Meeting: **September 5, 2024**

Attendance: **President:** Marianne Lehman, **Vice President:** Tim Weis, **Treasurer:** Richard Luciew, **Secretary** Crystal Williams, **and Directors:** Nora Ouellette, Diann Malone and Julia Blanchard, **Homeowner:** none

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 Diann, and seconded by Nora. Vote was called and passed unanimously.

Secretary's Report: August 1st minutes were distributed electronically via email to all Board members. The motion to approve minutes made by Richard, seconded by Julia. Vote was called and passed unanimously.

President's Report: Marianne gave updates regarding the Social Committee meeting: that a newsletter is being planned for all Cypresswood homes. It will contain news about the community. She also mentioned that a "Welcome Guide" is in development, this too will be distributed to all homes when complete and, also available as an E-copy for future new neighbors.

She gave an update on the 2025 CCA budget process with an anticipated increase of \$145,000, by the choice of three options: 1) Residents pay an increase cost of \$137/home; 2) CCA Reserve funds PLUS resident's cost increase of \$97/home (for a total of \$137) and 3) CCA General reserves Plus "Carry-over" plus resident increase of \$52/home (if this is chosen the 'borrowed general funds must be repaid at a later date). Discussion ensued and the consensus of the Board, was to direct Marianne to vote for option #2. The CCA will set a date for a Budget Workshop date. The final vote regarding the budget increase will occur at the October CCA Meeting. Finally, she alerted the Board of the request by Oak Grove HOA to recommend consolidating all the HOAs (14) into one with one governing body. The date for that presentation is to be determined. The written proposal will be emailed to the Board members for their review, by Marianne.

Vice President's Report: Tim gave a report from the Amenities committee and CCA news. Corn hole is going strong and there are currently 7 teams that play on Sundays. The Social Committee is actively working on events in the Community. The Dance club is gaining interest with 28 people coming out on Monday evenings to practice. Tim notified the Board the chain-link fencing is complete. Finally, he added that the sign repairs are to proceed with the bid process, costs are NOT to exceed \$20,000 (this a budgeted item for this year). He mentioned that the legal proceedings are nearing a conclusion for the CCA and The Meadows HOA.

Treasurers Report: Richard passed out the banking summary to all Board members. He stated that all the bills are paid. He stated that the final installment of CCA dues will draft in October 1, 2024. The GPH Budget workshop will occur after the CCA determines the increase and we examine the budget needs for our GPH HOA. Date to be determined.

Architectural Report: Diann declared that there are no new requests.

Grounds / Landscaping Report: Julia berms are doing well. The plan is to use some weed killer on the Birksdale berm. She expressed concern that the Cypresswood Blvd landscaping Service, is not producing good work (poor edging, random grass blown to street) and asked that this be addressed to the CCA.

Old Business: Marianne gave updates on the Social committee events and news to check the Website "CypresswoodSocial.org" September 26, 2024 the Polk Supervisor of Elections will give a presentation at the Club room at 11AM. There will be a press release about the event to widen the attendance. A Blood Drive Bus will be in the Pool parking area on October 5, 2024. Other upcoming events and Ideas are: Food drive for the holiday time, Golf cart parade, Carol sing... See the Calendar tab on the website. The Veterans' Memorial looks like will be in December. The Rules and Regulation changes will be given to each GPH household/owner. There is expected to be a printing expense for this publication. A motion was made by Nora: To accept the changes in the Rules and Regulations as

completed. It was seconded by Julia. Vote was called and the motion passed unanimously.

A second Motion was made by Julia: To approve funding for the costs of printing and mailing the newly revised GPH Rules and Regulations. This was seconded by Nora. Vote was called and the motion was approved unanimously.

Discussion regarding maintenance compliance or response to written contact. The Board directed for Marianne to contact or follow up with homeowners and their time line for compliance.

New Business: Newsletter recommendations: Trash day changes in October, Tree trimming compliance for the height of service vehicles, Reminder for homeowner to call County for pick up of yard debris, and reminder to weed out their garden beds. Discussion concluded that there are 6 out of our 66 that are rental properties. Updates mentioned about the search for a new CCA CAM company, lastly, the discussion about placing new tree plantings on some of the berms/ common areas, this was allowed. Richard asked about the mosquito spraying due to the rain fall. Marianne was going to follow up on that with the County.

All officers brought their job the description for their duties to the Meeting.

Date of Next Meeting: Thursday, October 3, 2024, at 6 PM in Club Room at Clubhouse.

Adjournment:

Motion to adjourn this Board meeting was made by Nora and seconded by Julia. Meeting closed at 7:28 PM. The vote was called and passed unanimously.

Respectfully submitted, Crystal Williams.