

Cypresswood Garden Patio Homeowner's Association

Board Meeting: **August 1, 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:** 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 Nora. Vote was called and passed unanimously.

Secretary's Report: June 6th minutes were distributed electronically via email to all Board members. The motion to approve minutes made by Marianne, seconded by Nora. Vote was called and passed unanimously.

President's Report: Marianne stated that "tailgating" was addressed with Traffic Control. They are 'aware but difficult to control.' Fence chain link, landscaping issues CCA responsible for the Course side, and the Landscaping crew are responsible for SR 542 side. The end caps pending placement to complete the project.

Vice President's Report: Tim gave a report from the Amenities committee and CCA news. He declared that Julia spoke to the CCA July 22, 2024 meeting 1) the growth along the fence and was sprayed; 2) Storm Sewers the leaderships for each HOA need to be checked for ease of flow during storms 3) Low spot at the silos and muddy and rutted due to large vehicles, also the Oak Groves area. Tim stated that the CCA meetings are now video recorded this can be watched on the CCA website. Tim brought up the sign and demanded to complete the budgeted item for the Entrance sign, the next day he noted that the committee was meeting to proceed with his request. Painted and electricity to sign and guard house needs upkeep or updated. The Social Committee is actively working on events in the Community. Also actively posting on Facebook under 'Cypresswood Social' site. Pam is working on projects for the Community. Nora with the Dancing events. Active volunteerism well represented by Garden Patio Homes. Karaoke is a hit. Community wide interest in these events has increased. Corn hole was able to increase Pub revenues. Crystal asked if Christmas Caroling could be advertised and a couple of practice events prior the caroling date. She offered to prepare the hot chocolate for the event again this year. Marianne asked to make sure Pam could place it on the Community calendar. Tim mentioned considering Bingo or Trivia as an event. Julia mentioned if money is collected a license is required.

Treasurers Report: Richard passed out the banking summary to all Board members. He stated that all the bills are paid. Don suggested that over-due payments must be addressed directly to the OWNERS of the homes directly. Marianne suggested that we may need address some changes to the HOA rules and regulations. Discussion about only sending invoices to homeowners only. Marianne asked about the email about the late CCA payment she received. Richard stated that due to travel and forgot to send it, he "walked" the CCA payment to Ann Woods.

Architectural Report: No new requests.

Grounds / Landscaping Report: Julia berms are doing well. Edges along the street she expressed concern about the weeds and that granular weed control is necessary. She requested that in the fall the HOA purchase mulch for the beds.

Tim made a motion: Julia Blanchard shall not spend more than \$100 of HOA funds for granular weed control products for the berms. This was seconded by Nora. The vote was called and passed unanimously.

Old Business: Marianne advised the Board, that she, Richard and Diann went to Mid Florida CU the CD rollover at was accomplished with NO penalties at a rate 4.41%. Rules and regulations for the HOA consideration regarding the New State Laws for HOAs. Don asked that the broken windows are needing repair on the boulevard side of the home 372 Troon Ct, paint needs finishing, the replacement of rotted soffits are in need of paint.

New Business: CCA is looking for a new CAM. This is in the pending budget. HOA Board education for HOA directors' requirement, and compliance for our HOA.

All officers are asked to bring a tick-list of job the description for their duties to the September Meeting.

Rules and regulations updates for the Board was emailed by Marianne, given direction to present ideas for the HOA for the workshop at Marianne's home Wednesday, August 21, 2024 at 7PM. I unable to attend make notes and submit to Marianne.

Suggestions for a GPH Workshop to develop the HOA + CCA budget, and research into our HOA possibly considering a CAM...some Saturday in October or November.

Date of Next Meeting: Thursday, September 5, 2024, at 6 PM in Club Room at Clubhouse.

Adjournment:

Motion to adjourn this Board meeting was made by Nora and seconded by Richard. Meeting closed at 7:41 PM. The vote was called and passed unanimously.

Respectfully submitted, Crystal Williams.