

Cypresswood Garden Patio Homeowner's Association

Board Meeting: **October 3, 2024**

Attendance: **President:** Marianne Lehman, **Vice President:** Tim Weis, **Treasurer:** Richard Luciew, **Secretary** Crystal Williams, **and Directors:** Nora Ouellette, Diann Malone and Julia Blanchard (arrived late @635P), **Homeowner(s):** TJ Jefferies, Don Daniels and Richard Ryans.

Call to Order: The GPH Board Meeting was called to order by Marianne at 6:01 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: September 5th minutes were distributed electronically via email to all Board members. The motion to approve minutes made by Diann, seconded by Nora. Vote was called and passed unanimously.

President's Report: Marianne gave updates regarding the Social Committee meeting: that a newsletter will be distributed by mail to all Cypresswood homeowners quarterly. There is money in Amenities budget for this. There is a Website with calendared and current events posted on it. The "Welcome Guide" (~40 pages), is to be presented to the CCA at the October meeting. This, if approved will be distributed to the Presidents to be published at each HOA's discretion and, also may be available as an E-copy for future new neighbors to download. The CCA has proposed the 2025 budget increase, set at \$97/home. This will be using reserves and replacement funds. This will be voted on October CCA meeting. The GPH Board Duties are completed and to be available as a tool to guide new board members that are elected to our Board. Polk county mosquito control came to spray the first week of September per Marianne's request. CCA is open for nominations of officers for the CCA Board. The deadline to submit nominations was extended (due to delay), to October 25, 2024, to prepare for the November meeting.

Vice President's Report: Tim gave a recommendation to "Spotlight on a Resident" nominations for a person of the quarter, to highlight special members of our community. He nominated Polly May for her many years of serving our HOA. This process in progress will come out in the next quarter.

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 was paid in October 1, 2024. Marianne asked if there was accessible funds. He said that there was sufficient money till the end of the year, and that the interest accrued after the CD changed are nearly \$1000! Marianne recommended that the GPH 2025 budget will need to be discussed at the workshop later this month.

Architectural Report: Diann declared that there are no new requests. Don Daniels asked about the rules for fences in our HOA Marianne reiterated the New Statues. Discussion about the fallen column at a Birksdale home, ensued.

Grounds / Landscaping Report: Julia came late to meeting (at 6:35P) . Marianne spoke to the Board reflecting Julia's plan, she has used granular products for the weeds. She recommended that we use a once a year 'weed and feed' product on the berms. No further additions.

Old Business: Marianne gave updates on the Social committee events, The Supervisor of Elections came and 12 people attended. The Bridge Club is meeting on Wednesdays: 3 times per month (the room is not available on the second Wednesday). Computer class is scheduled for Oct 24, ten computers are coming (from the Winter Haven Library) to assist in teaching basic computing skills. Trunk or Treat on Halloween night at club house parking lot from 5 to 6 PM. For those choosing to participate. The completed Rules and Regulations are to be delivered to GPH homeowners and their signed receipt is to be kept on file per State Statute.

Marianne gave update regarding maintenance compliance letters and or response to the written contact. The Board directed for Marianne to follow up with homeowners and their time line for compliance. She gave this report to the

Board: paint issues, delinquent fees (=are up to date), and payments are up to date. The third quarter newsletter was distributed by email. Marianne only had to print 5 copies and they were hand delivered.

New Business: CAM information: this was discussed and it was determined that the monthly cost (\$500/month plus individual items), was prohibitive and they do NOT provide legal or attorney guidance.

The date for the HOA budget workshop was agreed for 10/24/24 at 6PM at Marianne's house.

Phone list update for 2025 was made and Richard has a master list to build from. Plan is to have this ready for January Annual Meeting.

Tim will be traveling more, and expressed concern that he cannot fulfill his VP duties .Marianne researched and recommended that there be a co-vice president to act in Tim's absence, and to represent our HOA at the CCA meeting as need arises. Murray Smith is interested in this position. He is able to attend Mondays CCA and Thursdays for GPH HOA meetings.

A motion was made by Julia: To approve the position of co-vice president position on the Board. and seconded by Diann. Questions entertained for clarification of duties, and only one voting member of the VP position. This would increase Board to 8 members, yet retain only 7 voting members. Vote was called and passed unanimously.

Date of Next Meeting: Thursday, November 7, 2024, at 6 PM in Club Room at Clubhouse.

Adjournment:

Motion to adjourn this Board meeting was made by Tim and seconded by Richard. Meeting closed at 7:08 PM. The vote was called and passed unanimously.

Respectfully submitted, Crystal Williams.