

Cypresswood Garden Patio Homeowner's Association

Board Meeting: **November 7, 2024**

Attendance: **President:** Marianne Lehman, **Vice President:** Tim Weis (Via Speaker Phone), **Treasurer:** Richard Luciew, **Secretary** Crystal Williams, **and Directors:** Nora Ouellette, Diann Malone and Julia Blanchard, **Homeowner(s):** TJ Jefferies, Murray Smith.

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

Secretary's Report: October 3rd minutes were distributed electronically via email to all Board members. The motion to approve minutes made by Diann, seconded by Julia. Vote was called and passed unanimously.

President's Report: Marianne introduced Murray Smith to the Board. He will attend the meetings and will act as the second Vice president in the absence of Tim.

Vice President's Report: Tim called in via phone and audited the meeting. He did not have anything to report.

Treasurers Report: Richard passed out the banking summary to all Board members. He stated that all the bills are paid. Being no material discussion, he handed out the proposed 2025 GPA budget proposal to all the members. Discussion will follow in New Business.

Architectural Report: Diann declared that there are several requests this month. Removal of a palm tree, this has been completed; several roofing requests, and a house painting with NO color change. The Board approved the requests as proposed. Crystal asked about the Cano's backyard soffit, Diann said she would check on this.

Grounds / Landscaping Report: Julia gave an update on her progress with island care and maintenance: bug treatments, weed and feed, she also acknowledged that Neighbor Walt has helped to remove the debris. She has made some new plantings of plumbagos on Troon's island/berm. She recommended that the hurricane debris be broken down and sent in garbage pick-up, pending the post-disaster debris removal. She also recommended that the neighbors clear the drains that are local to their property to allow flow of storm water.

Old Business: Marianne gave updates on the Social committee events: CCA will be collecting non-perishable food items for the Mission in Winter Haven. A decorated tote will be placed at the guard house to gather the items from Sunday the 10th to Saturday the 16th. The Caroling event is still in discussion. Christmas light decoration contest: applications for participation due 12/8/24. The judging will be completed on December 10, 2024. Smart phone classes will be at the Club house on the 14th for iPhone and android phones. Moving Forward (grief classes) continue to meet on the second Wednesday from 1030 to 12N. Make sure to check the link on the website "Social Committee." The Trunk or Treat was a success about 12 cars participated and about 50 children participated.

Rules and Regulations Manuals: The receipts are nearly completed in distributing the manuals (=State Mandate).

Homeowners: Discussion about neighborhood issues was made and Marianne will follow up with the issues.

Second Vice president: Discussion after the reading of the job description, recommended change in verbiage to "delegate". The change was made and the Board accepted the job description.

New Business: The results of email vs. paper invoice/ dues: Those responding; Yes=22, No=2 and 5 residents do not have email at all. The consensus was that we move toward paperless transmittal and mailings to those without email connections. Marianne indicated that she would add information in the Newsletter about the emailing of the invoices to occur mid-December.

Budget: Richard explained that we will NOT need to increase any funding to the GPH HOA dues for 2025 year. The increase will be to fund the CCA budget. GPH homeowners will pay a total of \$1547/ house. Marianne's email will contain the information that GPH HOA dues have not increased.

A motion was made by Tim: To hold the GPH HOA dues at the same rate as last year 2024, \$265.00 (+ \$1282/ levied by the CCA) for a total of \$1547 in dues for 2025 Budget year. Julia seconded the motion. Question was called, no further discussion. The vote was called and the 2025 GPH budget was passed unanimously.

Holiday Party: GPH Board will host a Holiday block(s) party on Saturday, December 14, 2024 at 2 PM on Birksdale berm. Neighbors to bring their own beverage. The Board will provide Hot dogs Buns, condiments, Cookies/ sweet treats and Chips.

Newsletter: Additions to the Newsletter as mentioned above, and the pending Annual meeting January 7, 2025, The Board will entertain nominations to the open Board positions. TJ recommended that the newsletter should contain a coupon =a percentage discount. This was a recommendation for the CCA quarterly newsletter.

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

Adjournment:

Motion to adjourn this Board meeting was made by Nora and seconded by Diann. Meeting closed at 7:45 PM. The vote was called and passed unanimously.

Respectfully submitted, Crystal Williams.