

Cypresswood Garden Patio Homeowner's Association

Board Meeting: **February 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, **Homeowners:** Alix Acosta and Don Daniels

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: January's minutes were distributed electronically via email to all Board members. The motion to approve minutes made by Julia, seconded by Tim. Vote passed unanimously.

President's Report: Marianne opened the meeting with all Board members introducing themselves to the guests in audience. Marianne presented to the Board an outline of the data from the CCA survey. She asked T.J. Jefferies to upload this document for the homeowners; to our website GardenPatioHomes.com. Marianne expressed thanks to Julia and Gregg Bouie for Island care and irrigation needs.

Vice President's Report: Tim gave a report from the Amenities committee. There are up keep issues and needs for golf course and paths, the Course is making money again this year, the entrance sign is in the works and funding is budgeted this year, the green chain link fence is on their radar. Marianne recommended to add the following: 'Guest WIFI' in Clubhouse, tennis court area, she asked about the garage sale, a school bus shelter, a dog park, and also using surplus funds at a percentage to offset the debt service.

Tim advised the group that Corn Hole game is at the Clubhouse every Sunday afternoon from 2-5 PM. Don recommended that signs be posted to let the neighbors know. Julia stated that she has the old signs and can advertise the Corn Hole games. Tim gave an update about the Grief counseling and expressed that there is good participation. There will be a trip to the casino date and cost TBA. He addressed the "filming the CCA meetings", he is seeking input from the Board. Tim requested that if anyone has ideas to submit to him to convey to the Amenities committee.

Treasurers Report: Richard passed out the banking summary to all Board members. In January \$60,000 of the dues have been received so far. The Brusca's have not paid their 2023 dues and have not paid this years' to-date. Richard has sent letter to Nick and email in the last year, he stated he will write a letter to Nick the owner in south Florida. In this letter including the details for fines \$10/month and 7% interest to-date for the delinquent dues and any legal fees if they occur. It was recommended to be sent as a Certified Returned Receipt. Discussion ensued that the dues will be paid from owners at the sale of the property. Julia mentioned that the Estoppel letter at time of sale would clear debt the payment of the dues. Marianne directed Richard to draft the letter and send Certified Returned Receipt. Richard stated the Mr. Douglas Lockwood at Straughn and Turner law group in Winter Haven has a \$500 retainer. Marianne will call the firm to find out the status of our deposit.

The Board recommended that since the Office of the President has been transferred from Don Daniels to Marianne Lehman as of the January Annual meeting; Marianne will need to go with Richard to the Mid Florida Credit Union to now be able to sign on the banking accounts. She and Richard will set up a date and time to accomplish this. Discussion about the rate of return on the CD's was brought up. The Board recommended that we should consider moving our CD investments into another product that is giving a higher return. The Board approved unanimously approved of finding this option.

Architectural Report: Diann stated that they (the Malone's) are placing pavers for their home. The form is completed. She asked about pressure washing. Discussion ensued to mention the observed needs and Marianne will write the letters to the home owners.

Grounds / Landscaping Report: Marianne addressed the family on Gleneagles, has purchased an edger and have continued to follow up with lawn care. The pine (trees) on 410 Birksdale have been removed and stumps job complete. Julia spread fertilizer on the berms and the irrigation and rain have helped. Irrigation timer may be having a problem, the Troon timer may be more extensive. Palms get trimmed this year the money is in the budget.

Old Business: The grass on the berm at the Kogut's property was mowed by the CCA.

New Business: New plantings on the berms and new trees from City of Winter Haven. Other plantings pending budget. Diann has updated the homeowner HOA Manual with the metal roof and are ready to be uploaded to our website. Marianne will contact the legal agent. She asked if the renters are the ones responsible for lawn care. It seems that it depends on the owner's communication with their renter. Moving forward any HOA board a memo will be sent to the owner and the tenant for lawn care issues. Bonding insurance covers officers or directors for litigation.

Date of Next Meeting: Thursday, March 7, 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 7:15PM. The vote was called and passed unanimously.

Respectfully submitted, Crystal Williams.