

Cypresswood Garden Patio Homeowner's Association

Board Meeting: **May 9, 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: April's minutes were distributed electronically via email to all Board members. The motion to approve minutes made by Tim, seconded by Diann. Vote was called and passed unanimously.

President's Report: Marianne gave an update regarding the Brusca's. They have made the monthly payments on time

Vice President's Report: Tim gave a report from the Amenities committee. Discussed the state of the golf cart paths, he stated that options for repair are being looked into. Grief counseling called: "Going Forward", is meeting monthly on the second Wednesday at 10:30A. Plans for a Bingo night are on the table. Corn hole may be played in the ballroom due to the heat, still good turnouts and good for the pub too. Dance lessons have started and about 12 have joined, on Monday night's @630P. Chip Smith is the lead. There are hopes that the interest will increase and to eventually be in the Ballroom. Pickle ball is still in the research stage. The Pool party was a success! The Facebook page "Cypresswood Social" is attracting attention events and pool news are posted there. The Social Committee meeting will be on 5/13/24. The repair of the chain-link fence was discussed and I slated to begin 5/24/24.

Treasurers Report: Richard passed out the banking summary to all Board members. He stated that all the bills are paid. He reminded the Board that the second installment (#2 of four), the CCA dues were paid (at \$19,000). He stated that he would send out the second June invoice to all that have not paid dues in full already. He advised the Board that he would be going to the Mid Florida CU transfer 3 mature Certificate of Deposit (CD) in to a higher yielding one this week. He was reminded to glean a fraction of the earnings to add to the general fund.

Architectural Report: Diann reported that the Luciew's will be replacing their roof with no color change. Discussion occurred to assure that all architectural changes must be submitted by the homeowners of any rental properties.

Grounds / Landscaping Report: Julia was noted, with appreciation for the TLC of the First berm just before Gleneagles Ct entry. Julia will use the postcards to notify the owners and renters of observed issues in their properties.

Old Business: Addressed above.

New Business: Discussion about trash and recycle bins being left out in plain sight. They are to be brought in the evening of the day of pick-up. Discussion was made to amend the items care of landscape and hardscape addressed in the post card into the GPH rules. The consensus was to develop the verbiage and present to Board to discuss and approve for the handbook. No motion made. Suggestions for the Newsletter were taken. Marianne would like to have Homeowner email addresses to use for the Newsletter distribution. It will be distributed this month. May 20th is the Master CCA meeting Tim will attend in Marianne's absence. Discussion about the Entrance sign was made. The Board directed Tim to proceed with the action on the main sign; with electronic signage to follow later, once the hard costs are known.

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

Adjournment: Motion to adjourn this Board meeting was made by Richard and Seconded by Julia. Meeting closed at 7:24PM. The vote was called and passed unanimously.

Respectfully submitted, Crystal Williams.