

Unofficial Minutes
Cypress Island Home Owners Association
Board Of Directors Meeting Minutes
August 5, 2010

Meeting called to order by President Larry Hauser @ 7PM.

Members Present: Larry Hauser, Eileen Wilson, Linda Tozour, Gene Beck, Jim Wight
Yvonne Sneedan, Jeanne Vasil. Also present Thomas Bissette of Blue Atlantic Management.

Minutes from the May 6, 2010 meeting were read and two minor corrections were noted.
A motion was made by Linda to accept the minutes as read and corrected. 2nd by Jeanne
All in favor.

Larry announced the Building and Grounds Committee recommended to the HOA Board of
awarding the mowing and turf program contract to TruGreen. He introduced Neal Johnson and
Ozzie Hill who explained the Company's procedures. Neal stated that the crews are trained to
operate efficiently while not inflicting any damage to properties. They will use push mowers,
riding mowers and 48" walk behind mowers. Any clean up needed after a hurricane or other
cleanups there will be a \$30/man hour labor charge depending on the type of work. Total bid for
2011 is \$38,767 They have a 60 day notice of cancellation.

Yvonne made a motion that the HOA Board terminate all contracts with Mainscape and the HOA
Board give Mainscape a 30 day notice as required in their contract. 2nd by Gene. All in favor
A motion was made by Linda that effective the week starting September 5, 2010 until December
31, 2010 and for 2011 that the HOA Board award the mowing and turf contract to TruGreen. 2nd by
Yvonne. All in favor.

FINANCIAL REPORT: Cypress Island HOA Checking Account June 30, 2010. Activity
report: Deposits: Memorial Day Picnic \$29.31, Memorial Day 50/50 \$33.00, Golf Balls \$1.00.
Expenses: none Account Balance: \$769.48. Total Amount in the Reserves: \$134,592.55.
There are five homes that are delinquent over \$200.00 Additional 15 homeowners owe \$100
to \$126.. Thomas reported that one home was in foreclosure. Letters will be sent out giving until
the 15th to make payments or further action will have to be taken. A motion was
made by Eileen that the financial report be accepted as read. 2nd by Gene. All in favor..

COMMITTEE REPORTS:

FINANCE; Committee reviewed the first two quarter's income and expenditures and compared
them to budgeted amounts. This was the first year that the budget was made quarterly, we will use
these 2010 figures to submit a more accurate line-by-line quarterly budget for 2011.

We are well within the budget at this time.

FACILITY: Linda announced that she has a bid from Julian to do the Clubhouse floor, and will
purchase items needed from Discount House. Getting other bids together for the September
meeting. Pool: One glass table broken and removed. 4 plastic tables a temporary solution.
Next year budget buy two heavy tables following year buy two more. Also purchase umbrellas and
put away for next year,

BUILDING AND GROUNDS: will discuss their recommendations later in the agenda.

WELCOME; 3 baskets are ready to go to new owners.

UNFINISHED BUSINESS: CREDIT CARDS: Thomas will get a debit card for Harry to use as a
credit card. Thomas will have the pin number which he can monitor daily on First Federal website

and see what has been spent. BAM will get to Harry a notarized document for a Fidelity Bond.
LEGAL FEES: We have overspent our budget for legal fees .We received a sizable bill from Goines (Tetterton's attorney). Tetterton had not paid bills from 2006 to 2009. We paid \$1,113.00, some were old bills, taking us over the budget for legal expenses.

TENNIS COURTS: Thomas said the tennis court will closed for 4 days due to resurfacing.. A new tennis net will cost \$200. There are no litigations against North State Resurfacing Co. A motion was made by Gene to approve the \$200 for a new tennis net. 2nd by Linda. All in favor.

NEW BUSINESS: RULES AND REGULAIONS; Delete: only mgt agent authorized to give instructions to on site personnel A motion was made by Yvonne to delete General Rule #1, third Bullet. 2nd by Jim. All in favor.

BUS STOP RESOLUTION: See attached of Resolution which will be posted on the bulletin board and website.

WE DO HEREBY RESOLVE THAT: if the New Hanover County Bus Stop rules are violated, a formal request will be made to Mr. Nance of the New Hanover County School System to have the bus stop moved to the Trap Way entrance on River Road. This resolution was officially adopted by Cypress Island HOA Board on August 5, 2010 and will be distributed to all parents the first day of school at the bus stop A motion was made by Yvonne that the resolution be adopted by the Cypress Island HOA Board . 2nd by Gene. All in favor.

EMPLOYEE BENEFIT: In lieu of a pay raise Harry would take his vacation, sick and holiday hours and convert them all to leave time plus give him an additional 32 hours of leave time We would allow him to carry over 40 hours of leave time into the next year. Motion was made by Gene to accept Board's proposal of Harry's Employee Benefits. 2nd by Linda All in favor.

CONTRACTS TO BE APPROVED: POOL contract with Bill Smith rates stay the same for 2011. Yvonne made a motion to accept the Pool contract with Bill Smith 2nd by Gene. All in favor. ALL ABOUT PONDS CONTRACT monthly rates to be increased from \$275 to \$276.87

Motion made by Gene to accept the All About Ponds contact. 2nd by Eileen. All in favor.,

BLUE ATLANTIC contract rate will change from \$7.14 to \$7.36/unit. Motion by Jim to accept Blue Atlantic contract. 2nd by Gene. All in favor. WEBSITE WITH BILL FINK contract cost \$129 for 2011, no increase. Motion made by Jeanne to accept the Website with Bill Fink contract. 2nd by Gene. All in favor..

NOMINATING COMMITTEE: 2 Board seats will be up for a vote The committee consists of Linda Tozour, Vicki Hill and Francis Copper. They will meet with Thomas and discuss the nominations received.

2011 BUDGET; Finance Committee will meet and draft a budget which will be sent out by e-mail and posted on the website. .In the September meeting we will adopt the budget for 2011 to be sent to the November annual meeting for approval. Jim requested that a flag and flag pole with a spot light be placed on the 2011 budget. Also a dog station .to be added. Anyone wanting to place an item for the budget contact the Finance Committee.

SPEED BUMPS: The Building and Grounds committee recommends the HOA Board vote to have this issue placed on the November Annual Meeting Agenda. Recommendation of a gentle speed bump 14 ft long be placed, 3 on Cypress Island Drive, 3 on Trap Way, and 1 on Chip Shot to defer speeders. Gene made a motion that after the September meeting the speed bump plan be sent to the November meeting for the home owners to vote on. 2nd by Jim. All in favor..

On signs: A motion was made by Jim to put three signs at the entrances of the community similar to Captains Walk 2nd by Gene. All in favor.

Motion to adjourn

Eileen Wilson
Secretary

