

Unofficial Minutes
Cypress Island Home Owners Association
Board of Directors Meeting Minutes
March 4, 2010

Meeting called to order by President Larry Hauser @ 7PM

Packets were passed out to homeowners attending the meeting containing important information that would be discussed at this meeting. Homeowners that did not attend the packets would be mailed out to them.

Members present: Larry Hauser, Eileen Wilson, Jim Wight, Gene Beck, Yvonne Sneedeen, Jeanne Vasil Also present Thomas Bisette of Blue Atlantic Mgmt.
Members Absent: Linda Tozour

Minutes from the February 4, 2010 minutes were read and approved. Yvonne made a motion to accept the minutes as read. 2nd by Gene. All in favor.

Financial Report: Cypress Island HOA checking account March 4, 2010. Account report Activity: \$400 for clubhouse rentals transferred to First Federal Acct. via certified check to Cypress Island HOA given to Thomas Bisette, Managing agent. Future clubhouse rental checks will be given directly to Thomas Bisette. Account Balance: \$698.42. Total Amount in the Reserves \$120,889.79. As of February 22, 2010 there were 14 delinquent reports of homeowners owing over \$200. Thomas Bisette will be taking care of the collection process. Gene made a motion the financial report be accepted as read. 2nd by Yvonne. All in favor.

Committee Reports:

Finance: Goals for 2010: Proposed budget for 2011; Monitor budget expenditures and income quarterly during the current year; Review and compare Net Income and Reserves for Dec 2008, 2009 and 2010..

Facilities: Clubhouse maintenance and refurbishing activities completed. Restroom floors clean and grouted, Clubhouse interior painted throughout, Wainscoting and chair rail installed in kitchen and foyer. Pending: Install tile in kitchen and foyer, new bookcase, exterior trim paint. Pool: re strapping chairs; purchase four umbrellas if budget permits.

Architectural: Two request received since January. One approved for ;a satellite dish, the other not approved for clear plastic on window to protect from golf balls. Permitted would be a panel of wire ½ inch to 1 inch squares mounted within the window wall.

Activities: February 7 2010 Super Bowl Party with 30 in attendance, March 14, St. Patrick Pot Luck, April 17 Golf Tournament and Pizza, May 30 Memorial Day Picnic, June 18 Summer Social, August 20 Summer Social.

Building and Grounds: The following was recommended by the Building and Grounds committee for HOA approval. For the tennis courts North State would be hired to resurface the tennis courts and repair the cracks. The cost of the contract would be \$5,015. New tennis nets would be purchased once the work is completed. Replace ballast and lamp for defective lamp on tennis courts. Cost \$455.

A gooseneck pole be used to place basketball goal at the tennis court .with conditions. Conditions: Tennis payers have priority over basketball game. Cutoff time suggested 6PM
Players under 14 with parents. Need to sign in Cost: \$799.

Purchase dog station at \$345 and place at corner of Chip Shot Way and Line Drive.

Golf: First golf tournament is April 17, 2010

Welcome: Has 6 members. Meeting March 14, 2010.

Unfinished Business: Amendments: In the packet you received there is a copy of 5 amendments to the HOA board of Dave Jones petitions, and a copy of an attorney's opinion of these amendments. The HOA Board has to take a stand on these amendments and let everyone know how we feel. Yvonne made a motion that all the HOA Board members oppose all 5 amendments as submitted. 2nd by Jim All in favor.

Department of Water Quality: The developer was given a permit for 3200 square feet for built upon areas for lots includes all areas under roof, sidewalks, driveways or any area with concrete. He requested 2800 square ft in 1999 for additional lots. Required amendment to the covenants were not made by the builder In 2007 the problem surfaced that the community was out of compliance with the permit. In 2008 an amendment to change 3200 to 2800 was sent to owners. At the meeting no vote was taken because the required number to vote were not present. To avoid fines it will be necessary to work with DWQ. If not, the HOA or individual homeowner could face a \$10,000/day fine. The Architectural committee suggested to have a civil engineering study of the neighborhood to see if we qualify for additional square feet. It was decided that Thomas (BAM) receive more bids on the study and then decide our options.

New Business: Old Amendment Found: It is legal and binding according to attorney hired. He found errors in the deeds, conflicts in terms and definitions and other errors in our covenants and by-laws. These errors affect both the HOA and THA and will require cooperation from both groups to resolve it. Gene made a motion to continue status quo of how we were working with the THA in 2009 for 2010. 2nd by Jeanne. All in favor.

Roads: There have been cracks in the roads and if we reseal them every 3 to 5 years it will extend their life Bids were received from New Hanover Paving and Thacker, s. Asphalt Sealing & Stripping Co. A motion was made by Yvonne to take New Hanover Paving and Thacker's contracts for approval at the June meeting. 2nd by Eileen. All in favor.

Tennis Courts: Cracks and sinking in areas are developing. Two bids were received, Court One and North State Resurfacing Co. Jim made a motion that we hire North State Resurfacing Co to resurface and repair cracks, 2nd by Yvonne. All in favor.

Yvonne made a motion to hire Kesco for \$455 to replace ballast and adjust lamp on tennis courts. 2nd by Gene. All in favor,

Play Area: The DWQ has stated that there is a drainage ditch in the area designated as a play area so until this is resolved we cannot do anything. Recommended by Building & Grounds that a basketball goal be put on the back side of the tennis courts. Basketballs cannot hurt the surface of the courts. Gene made a motion to place the basketball goal on the back side of the tennis courts with restrictions of 6 PM cut off time and tennis players have priority 2nd by Eileen All in favor. In Rules and Regulations, General #1, Fifth Bullet and #18, on scooter, skateboards, roller blades, skates, a motion was made by Yvonne that this ruling still stands an amendment added that rip-stick and wake boards are not allowed 2nd by Jim All in favor.

Input was obtained from the owners present as items were discussed.

A motion was made by Gene to adjourn the meeting 2nd by Jeanne. All in favor,

Respectfully submitted.

Eileen Wilson Secretary

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