

Cypress Island Home Owners Association  
Board of Directors Meeting Minutes  
August 6, 2009

Meeting called to order by President Larry Hauser at 7pm.

Members present: Larry Hauser, Eileen Wilson, Linda Tozour, Jim Wight, Gene Beck  
Members absent: Barbara Bourne

Minutes from the June 4, 2009 meeting were read and approved. Jim made a motion to accept the minutes as read. 2<sup>nd</sup> Linda. All in favor.

**Accept Resignations and Appoint New Board Members:**

At last Board meeting Donna Harman's resignation was accepted. Appointed Gene Beck as a new Board member. Jim made a motion to accept Gene Beck as a new Board Member. 2<sup>nd</sup> Eileen. All in favor

Anthony Nobilio resigned because he was not an owner of record. Linda made a motion to accept his resignation. 2<sup>nd</sup> Eileen. Jim opposed. Motion still passed.

Appoint Barbara Bourne as a new Board member. Not present as she was out of town dealing with late husband's affairs. Gene made a motion to accept Barbara Bourne as a new Board Member. 2<sup>nd</sup> Linda. All in favor.

Finally Marc Knight resigned due to personal reasons. Motion made by Gene to accept Marc's resignation. 2<sup>nd</sup> Eileen. All in favor.

Anthony was introduced by Larry to present the \$50 gift certificate to Bill Fink for his work on the website. Bill not present but we will get the certificate to him. Discussions on the website Anthony asked that any new ideas be sent to him. On posting service on the website a question was asked how to stop services coming from outside of the community on the website. It was suggested that the Board would need to research this further.

Larry introduced Trevor Dupray who was interviewed by the job review committee for the Facilities and Maintenance Manager's job. Motion was made by Jim to accept Trevor in this full time position as an Independent Contractor with his own 1099 and proof of his insurance. 2<sup>nd</sup> by Linda. All in favor.

**Financial Report:**

Cypress Island HOA Checking account August 6, 2009. Activity;: Deposit Clubhouse Rental \$50, Withdrawal Audit Confirmation Fee \$40. Account Balance \$636.84.

Total amount in Reserves \$119,027.21. Delinquent Report: SH083 \$1,100 plus late fees, foreclosure by Wachovia, lien in place. TH207 \$300 plus late fees. Embers balance was written off as a bad debt but keeping track in case it goes to small claims court. Gene made a motion the financial report be accepted as read. 2<sup>nd</sup> Jim. All in favor.

**Committee Reports:**

**Finance:** Committee meeting August 10, 2009. Begin to put budget together Primary goals: See how to close we are to projected items halfway through fiscal year; Evaluate requests from committees for feasibility and projected costs; Estimate increase or decrease in income needed for fiscal year 2010; Set date in October or November when

members of committee, Treasurer and President can meet to lay out budget and answer questions. reports needed from committees on what their needs would be for the budget for next year.

**Facilities:** Marc is scheduling pool monitors until August 15-16. Adult swim will end August 31. With children back in school and chilly mornings in September, pool hours will be 9AM to dusk. Pool has area on bottom that needs patching. Need to see if there is warranty. If not get bids. Dissatisfied with cleaning services for clubhouse especially bathrooms, recommend clean properly with chemicals twice a year. Linda suggested to paint clubhouse and get new carpet or tile throughout in 2010. Larry mentioned money in Reserves would not have to be budgeted. The straps in pool chairs need to be replaced. White straps should be replaced with navy. Facility tags should be replaced. Tags were priced at \$833 for a double set of 500 and change color from green to red.

Linda made a motion to buy new tags for \$833 for double set of 500 and If tags are not passed on to new owners or new tenants, the new homeowner that did not retrieve them will be charged \$25 for new tags. Charge for lost tags will be \$25. Tags damaged and turned In for new ones, no charge. 2<sup>nd</sup> Eileen. Jim opposed. Enough votes still passed.

**Architectural:** Approved 7 requests denied 2 Four town homes on Trap Way requested permission to replace pine straw with mulch around their townhomes. Denied: The townhome HOA asked us to keep units consistent with each other.. It would create inconsistency since these units are at two different buildings. 7919 Trap Way; Requested to add fence around patio. Not approved. No fences for houses on golf course.

**Beautification:** Beautification provided Architectural committee with information about getting a landscape plan for the first area to be improved, adding fountains to the pond, cleaning the front entrance signs, adding plants to the corner of Line Drive and Chip Shot and planting trees. Recommendations were: Three bids need to decide on repainting or cleaning front entrance. Adding fountains, trees and plants are all items that would be addressed in the landscape plan. We have 7 estimates for a landscape plan for the area between Chip Shot, line Drive and Trap Way. We would like to request that the Board make up to \$800 available for the plan. The sub committee would be authorized to hire the appropriate person and get the plan drawn. The committee would be the chairmen of Architecture and Beautification and a Board member, to decide who would best fit our needs. Eileen made a motion to approve \$800 to the subcommittee for the landscape plan. 2<sup>nd</sup> Jim. All in favor. They further requested that as the Board develops the budget for next year \$3000 be added for beautification projects. The Board decided to put this on hold for further discussion.

Yard of the month: 7800 Cypress Island Drive.

**Activities:** Friday night happy hour had 15-20 to attend in June and July. August 31 will be the last happy hour for the summer. Eileen Redolphy and her husband will now be handling the rental of the clubhouse. Many thanks to Betty and George LaForest for their past help with the rentals. UPCOMING EVENTS: Hand and Foot, Mondays 10AM to 3PM. Bring lunch. Contact Vicki. Hand and Foot Pennies, Wednesday 7-9PM. Contact Vicki. Men's Popker 2<sup>nd</sup> and last Thursdays, 7-10PM. Contact Des Torley, Friday night Happy Hours @6:30 PM June 19, July 17, August 21. September 13 End of Summer Pot Luck @6:30. October 11, Golf Tournament & Pizza, November 7 HOA Annual Meeting. December 5 Christmas Party. December 13 Christmas Open House 5-8PM. January no activities planned. February Super Bowl Party. Discussion was brought up on what to do with the furniture in the clubhouse, Keep one piece and Jim made motion to cut off the top of the cabinet and keep the bottom area. 2<sup>nd</sup> Eileen. All in favor.

**Unfinished Business:** The update on the Wetlands/Natural Trail is being referred to the Building and Grounds Committee, more information is needed.

**New Business:** In June research was started on the geese situation. Tried spraying the grass with a recommended spray that would not harm the birds but the grass would be distasteful. Not working so it was decided to check a permit to trap and remove the geese by an expert but the permit expired. So far the geese have left and we will try to let the grass grow tall around the pond to discourage the geese.

It was decided to terminate the Cleaning Service Contract because of their poor performance. A motion was made by Jim to terminate A-1 Cleaning Services. 2<sup>nd</sup> by Jim. All in favor.

**Rules and Regulations:** The By-laws state that anyone that has committed a violation will receive a certified letter. Some residents have refused to sign for the certified letters, therefore they said they didn't receive them. After discussion it was decided to have the Management company hire someone to deliver the certified letters and it would be charged to their bill. A motion was made by Gene to have the Management company hire someone to deliver the letters. 2<sup>nd</sup> Jim. Linda made a motion to table the previous motion until the next Board meeting to get more information. 2<sup>nd</sup> Eileen. All in favor.

**By-Law Change:** Article 111, Board of Directors/Managers, Book 2252, Page 0552, Section 3: Election and Term of Office: Upon declarant transferring management and control to owners, the Board of Managers/Directors shall consist of up to seven individuals, all of whom must be lot owners of record in Cypress Island. CHANGE TO READ; All of whom must be lot owner of record in Cypress Island or a husband or wife of the owner of record and current resident. Motion was made by Gene to adopt the change in the by-laws. 2<sup>nd</sup> by Jim. All in favor. Now it goes to the annual meeting and needs a 2/3 vote for approval.

**Appointment of Nominating Committee:** Chairman Eileen Wilson, Vicki Hill and Maureen Feher will be the nominating Committee.

**Election of Vice President:** A motion was made by Gene to accept Jim Wight as Vice President. 2<sup>nd</sup> Eileen. All in favor.

**Other:** Larry received a request to consider adult swimming 7-8 PM. Linda would bring it to her committee to consider it. Wax Myrtles were tabled at the last meeting and still waiting to see if they will stay manageable by letting them grow. Subject was brought up about the "no drinking, no smoking" signs. After much discussion it was noted that people were coming to the pool with coolers and drinking most of the day. This is dangerous since we don't have lifeguards.. Smoking and drinking must be OUTSIDE of the pool. Rule stands.

A motion was made by Jim to adjourn the meeting. 2<sup>nd</sup> by Gene. All in favor.

Respectfully submitted,

Eileen Wilson  
Secretary

Approved 8/20/2009  
EW