

Cypress Island Home Owners Association
Board of Directors Meeting Minutes
June 4, 2009

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

Members present: Larry Hauser, Eileen Wilson, Linda Touzour, Anthony Nobilio, Marc Knight, Jim Wight.

Members absent: None

Minutes from the April 2, 2009 meeting were read and approved. Linda made a motion to accept the minutes as read, 2nd Jim. All in favor.

Appoint New Board Member

Larry read a letter of resignation from Donna Harman stating that she enjoyed the opportunity of serving on the board for six months and wished us best wishes for continued success.

Marc made a motion to accept Donna's letter of resignation. 2nd Eileen. All in favor.

Larry said we now need to appoint a new board member. Jim made a motion that anyone interested in being on the board, fill out a resume' and submit it to the board for approval.

2nd Linda. All in favor. In discussion a deadline was brought up. Jim made an amendment to his motion to include that the end of month all resumes are due to fill the vacancy. 2nd

Anthony. All in favor. Tetterton to be contacted to send out postcards about the resumes.

APPEALS listed at end of minutes.

On the agenda residents were allowed to speak. One item was wax myrtles on common grounds. This was put on hold right now and more information is needed . It was decided to let them grow and see what happens It was suggested that we discuss this at our next meeting. Dave Jones brought up the subject that half of the homeowners do not receive the newsletter, minutes or board meeting agenda notices via e-mail. These items could be sent USMail. As it has been said before all these items have been sent in advance either by posting on bulletin board, e-mail or USMail. We now have a website to add to this.

Financial Report

Cypress Island HOA Checking Account June 4, 2009, Activity: Expense \$37.98 for paper/ink Deposits:\$45.50 Memorial Day Picnic and Golf Tournament and \$27 for 50/50. Account Balance: \$676.84. /Total amount in reserves:\$116,498.23. The Embers case is still open with; \$1,131.26 outstanding after foreclosure on recommends writing this off.

Linda made a motion that we write off the bad debt of Embers. 2nd Eileen. All in favor, one opposed, Anthony. It was noted that the HOA can still go to small claims court on the bad debt. Jim made a motion the financial report be accepted as read. 2nd Anthony. All in favor.

Committee Reports:

Finance: The committee will meet in July or August to begin gathering information for the budget. They will look at the Following: Major yearly expenditures for the prior year that are expected on an annual basis. Expenditures that were made during the year that are not regular items, such as the pool fence. Items that are proposed for next year and are approved by vote of the Board, Expenditures under consideration.

Architectural: Residences under 2 acres do not have to contact New Hanover county and

give reasons for tree removal. However we do require homeowners to give us a reason for for a tree removal. The only reason for tree removal is if they are dead or diseased, or planted in a place that is or could damage to a property. We also require professional tree removal if the tree is large or close to the house. There were ten applications submitted for approval for various reasons; eight were approved and two are being appealed.

Activities: April 25, 2009, spring Golf Tournament /Pizza Party had 18 golfers and 28 residents; May 24, Memorial Day; Picnic with 26 adults and 2 children attending.

Next meeting is June 9 at 10am at clubhouse everyone welcome at which time we will be planning the rest of the year's events. Our first Friday Night Happy Hour is June 19 at 6:30pm At the clubhouse. Two card shufflers were bought with the money from our last two events to replace worn out ones. \$45.50 was deposited left over from our events and additional \$27 from 50/50 for a total of \$72.50 added to our account.

Facilities: We have pool monitors scheduled for weekends through the month of June. June 8, 2009 starts adult swimming from 8-9am. Larry asked has the facilities committee come up with any ideas on the clubhouse issues. Linda said that will be for the next meeting.

Beautification: They have several quotes from landscapers and hope to have plans for planting trees in September. Several members are looking at the common area corner across from the pool, Chipshot Way and Line Drive to do plantings. This is all in planning right now and when finalized it will be submitted to the Architectural committee for approval and then to the Board.

Yard of the Month for May was 7862 Trap Way. For June 9203 Gimme Court.

Information: Monthly newsletter is being e-mailed and there are printed copies at the clubhouse. On the website it is a viewing site only, can't really interact, still taking recommendations of what to put on website. Members only; section is ready.

Bill Fink has done a tremendous job and Anthony made a motion to give a \$50 gift certificate to Bill Fink for all his work on the website to be presented at the next meeting. 2nd by Marc. All in favor.

Hospitality: Need a chairman please contact Larry if anyone is interested.

Building and Grounds: Golf and Building Grounds are together.

Golf committee submitted recommendations for the following changes:

If players ball causes damage to a house the golfer must pay for half the cost based on lowest three estimates; golf course grass at maximum height of 1 ½ inches; cup placements no less than 6 feet from edge of green, be 1 inch below surface of green, free of foreign grasses and weeds, area encircling the cup should be flat and not crowned. The golf committee will run Golf Tournaments starting January 2010, Golf committee members will oversee the golf course and wear "ranger" hats when challenging golfers on course and will receive "activity pass" list and receive 3 bids from suppliers and contractors for supplies and course maintenance. Motion made by Marc to accept the Golf Committee's recommendations. 2nd Linda. All in favor.

On Building and Grounds. New chairman is Marc Knight. He announced there were plans in the process of paving the road to the Maintenance shed. Plans have not been finalized.

New Business: Hiring a security guard for eight weeks would cost \$1,920. Since we have pool and golf monitors it was suggested we wouldn't need a security guard. Linda recommended that confrontations with parents you should take the tag number and walk away. If you have this you will have names and addresses and a letter can be sent describing the incident. Tag, cannon balls and repeated jumping in the pool can be dangerous and should not be done. It was decided that the security guard was too expensive at this time No decision was made.

The land that is in back of the community that is wetland, the county has purged these maps which they do every five years To get a map overlay to cover that area and identify access to that land it would cost \$500 to \$600. Before money was spent on a survey, brush behind the homes on the nature trail needed to be cleared away. More information is needed and nothing was decided at this point.

CHANGES IN RULES AND REGULATIONS: #3 Children: When children under fourteen (14) are playing on the golf course, Tennis court, lakes or Clubhouse must be supervised by an adult at all times. Age limit at the pool is under 14 and must be supervised by an adult 18 yrs or older. #4 Pets: Pet owners must clean up after their pets. Pet owners will be charged \$50 fine per violation. No warning process. #6 Trash: If you are participating in the recycling program, your recycling containers must be kept inside your home, garage or storage building. #13 Golf course Rules and Regulations: For safety reasons, children under 14 years of age and under are not to be on the golf course without parent or adult supervision. #15 Pool: No diving allowed. Violators will be asked to leave the pool area and privileges may be suspended. #20 Complaints: Please address any violations you witness to the management agency. Any formal complaint regarding actions taken by the management agency must be made in writing and presented to the Board of Directors. **FINES: FIRST LEVEL \$20; SECOND LEVEL \$50; THIRD LEVEL \$100.** \$50 fine for pets every time. Discussions returned back to the pool about adding to the rules and regulations actions of jumping in the pool, rough play or any other endangering actions.

All during the meeting there were repeated interruptions by a couple of homeowners but one young lady in particular repeatedly kept interrupting. Larry asked her to stop speaking out and interrupting the Board members. She kept talking beyond anything we could respond to. Larry then asked everyone to leave. Any homeowner of a meeting should be recognized by the President to speak if this has been put on the Agenda. Discussion on the pool continued. Our pool is a community pool not a back yard pool. Any roughness is not to be tolerated. Pool rules that are posted have to be obeyed. No diving is allowed. After more discussions a motion was by Jim to ban all alcohol beverages and smoking from the pool. 2nd Marc. New updated rules will be typed and mailed.

Appeals:

7719 TRAP WAY Parking Violation. Appealing fines for blocking her neighbors driveway. Jim made a motion that we table the fines until the Board has an opportunity to view the site. 2nd Marc. All in favor. If in error fines will be retroactive.

LONG PUTT COURT Challenging charges on bill received. There was damage to the irrigation system by an automobile and a bill was sent to him of \$278.23 since he is the property manager. Challenging the bill because no one can prove who did the damage. Anthony made a motion to suspend the bill because we did not know for certain who did the damage. 2nd Linda. All in favor. Marc opposed. Motion passed

7834 CHIP SHOT WAY Rocks/gravel drainage foundation. Appeal to keep the rocks gravel that were put there to help drainage, they are not used as mulch Jim made a motion that we table the appeal until the Board has an opportunity to view the site. 2nd Eileen. All in favor.

7748 CYPRESS ISLAND DRIVE Appealing to keep the paint color he painted his house. He had not sent in an application to repaint his house. Any change requires permission from the architectural committee. The architectural committee requested his house be returned to its original color or be painted a color approved by the committee. Motion made by Linda that the gable be made a lighter color, keep color on the shutters and submit the color

for approval to the Architectural committee. 2nd by Marc. All in favor. Jim and Anthony opposed. Enough in favor, motion passed.

9400 SHORT PUTT COURT Appeal to keep Bahama shutter on garage window. Marc made a motion to keep the Bahama shutter on the garage window. 2nd Anthony. All in favor.

7773 CYPRESS ISLAND DRIVE Appealing Architectural committee provision that the fence be professionally installed. It has been approved with the following provisions: should be professionally installed and match fence in the neighborhood. Make sure the fence is on correct lot lines. Motion made by Jim that we table the appeal until the Board has an opportunity to view the site. 2nd Eileen. All in favor.

Motion made by Jim to adjourn the meeting. 2nd Marc. All in favor.

Respectfully submitted

Eileen Wilson
Secretary

APPEALS SECOND SESSION JUNE 7, 2009 ON SITE

The following are three appeals that have been inspected and decisions have been made by the Cypress Island HOA Board of Directors:

7719 TRAP WAY Parking Violation

A motion was made by Marc to designate a line that the car has to be parked in front of. Previous fines and penalties will be waived. If there is a violation of the new parking restrictions there will be a fine. 2nd by Eileen. All in favor.

7773 CYPRESS ISLAND DRIVE Fence Construction

A motion was made by Linda to tear down the fence and resubmit plans with pictures or drawings and specifications for back and side of the fence to the architectural committee for approval. In addition a professional is to be hired to do the fence or seek professional assistance and submit their name and credentials to the architectural committee. 2nd by Jim. All in favor

7834 CHIP SHOT WAY Rocks/gravel At Foundation.

A motion was made by Marc that the homeowner may keep the drainage rock/gravel. 2nd by Linda. All in favor.

Eileen Wilson
Secretary

APPROVED 8/6/2009
EW