

Unofficial Minutes
Cypress Island Home Owners Association
Board of Directors Meeting Minutes
December 1, 2011

Meeting called to order by President Larry Hauser @ 7PM

Members Present: Larry Hauser, Eileen Wilson, Gene Beck, Jim Wight, Yvonne Sneedan,
Jim Ragone. Also present: Thomas Bissette
Absent: Jeanne Vasil

Minutes from the October 6 and November 5, 2011 were read and October 6, 2011. A motion was made by Jim R to accept the minutes as read and corrected. 2nd by Yvonne. All in favor.

FINANCIAL REPORT: The financial report was the same as the one given at the Annual meeting in November. Out of the 3 owners owing a \$1,000, 2 are now at \$500, the third has a lien on the property.

UNFINISHED BUSINESS:

DWQ: Thomas reported that he had two bids, one from Cape Fear Surveying Services and the other from Hanover Design Services. Steward Vincent, Engineer and Surveyor for Cape Fear said that he received from Dave Cox exactly what he needed to give his proposal. Areas 1 and 2 attached to Hanover Design Services said the information Joey Hill gave them, they did not find factual. Thomas was asked to find a bid for a third company. Motion was made by Gene to look into a third bid and after decisions are made to accept the lowest of the three bids. 2nd by Jim W. All in favor.

FOUR NEW COMMITTEES: (1) Relations and Merger – Look at the relations of both associations, how to improve relations of both groups and examine the question of merging both associations.

(2) Speeding Issue – Look for ways to help reduce speeding vehicles in our community.

(3) Delinquent Collections – Look for best method to collect fees from owners who are behind in their payments.

(4) Maintenance Staff – Study and look for ways to reduce the amount of money spent on salaries and look for methods on how to improve our staff's work. Each committee will have homeowner volunteers and two Board members serving on them. One of the committees, the Maintenance Staff's report would be due by the end of December. A motion was made by Jim R to accept the four committees and the people on the committees. 2nd by Gene. All in favor.

WEB SITE CONTRACT FOR 2012: Bill Fink will charge the same amount for 2012 of \$120. No action was taken. Thomas was asked to look into new bids for the web site.

HEARING DATE SH100: Hearing dates were needed to solve the issues we have with SH100. A motion was made by Jim W to notify the homeowner of three dates, possibly one in December and two in January. 2nd by Gene. All in favor.

EMPLOYEES: A motion was made not to renew Leland's contract as of December 30, 2011 and extend Dave's hours to 32 hours effective January 1, 2012. 2nd by Gene. All in favor. The Maintenance Staff report would be due by the end of December 2011. A special Board meeting will be held after January 1, 2012 to discuss the findings.

DRAIN PIPES: A pipe at the #7 green is sagging. The Pond service we use submitted a bid to fix the pipe.

Option one: Use hydraulic cement to reseal the separated pipe and flared end and then add additional rip-rap. Cost \$1,150.

Option two: Remove old pipe, replace them, and reseal the joints. The replace pipe will be covered with fabric to prevent erosion and the fill placed back on top and under the flared end section. Rip-rap will then be added after replacing the pipe. Cost. \$5,850.

A motion was made by Gene to accept the \$1,150 bid to repair the pipe on #7 green if the second seam is okay. 2nd by Jim R. All in favor. It was recommended to check all three pipes. If other pipes prove to cost more than \$5,000 to repair them then a mail ballot would be sent out to the homeowners for approval. Thomas was asked to have all three ponds checked and get back with a report.

A motion was made by Jim W. to adjourn the meeting. 2nd by Eileen. All in favor..

Respectfully submitted:

Eileen Wilson
Secretary