

Cypress Island Home Owners Association
Board of Directors Meeting Minutes
January 7, 2010

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

Members present: Larry Hauser, Eileen Wilson, Linda Tozour, Jim Wight, Gene Beck, Yvonne Sneed, Jeanne Vasil

Members absent: None

Public Comments: Francis Copper spoke about the Proposed Changes to the By-Laws of the Cypress Island HOA, originally submitted by Dave Jones.

Minutes from the October 1, 2009 meeting were read and approved. Jim made a motion to accept the minutes as read. 2nd by Yvonne. All in favor. Then the Election of Officers Minutes of November 7, 2009 meeting were read and approved. Yvonne made a motion to accept the minutes as read. 2nd by Jeanne. All in favor.

Thomas Bisette of Blue Atlantic Management and his father Jack Bisette were introduced to the homeowners. . Thomas will give an update later in the Agenda.

Financial Report:

Cypress Island HOA Checking account January 7, 2010, Activity: Expenses-Card Shufflers-\$83.29; Ink Cartridges-\$76.45. Deposits-Clubhouse rental-\$50; BBQ-\$10; By-Laws-\$10; Christmas Party-\$10.75; Christmas House Tours -\$87.. Account Balance: \$1,048.42. Total Amount in Reserves \$124,073.88. Yvonne made a motion the financial report be accepted as read. 2nd by Eileen. All in favor.

Committee Reports:

Finance: Linda went over the Projected income for 2010:: 229 units -\$110 yearly income- (\$392,289) \$302,280; Estimated Interest, Clubhouse, Late Fees -\$1,500; Reimbursed expenses THA-\$35,000 change to \$31,000. Total projected income for (2020) 2010 \$338,780; change to \$334,780. Gene made a motion to accept the change of the reimbursed expenses of THA from \$35,000 to \$31,000. 2nd by Jeanne. All in favor.

Facilities: Clubhouse closed January 11-12 for painting.

Architectural: Seven applications were approved Two were given permission to install satellite dishes..

Activities: Christmas party and Christmas Open House were successful events. Super Bowl Party Feb. 7th We are beginning to sell slots for the football pool, flyers will go out next week. We are in the process of scheduling our next meeting and we will get that information out so anyone who wishes to join may do so.

Unfinished Business: Jim will be looking into the Geese permit and will apply sometime this month. Report coming next meeting. For the Nature trail clean-up a 4 inch chipper to be used January 13. If needed the chipper will be kept for additional time to complete job .

New Business: On the **Petition** there are two options to get the information to the

homeowners for voting purposes. **One:** to have a mail vote by proxy: Mail date April 8
Two: Special Called Meeting of Homeowners Suggested date May 15 or June 5 @1PM.
Yvonne made a motion to Have a Special Called Meeting of Homeowners to be held
on June 5 and 1PM. 2nd by Jim. All in favor.

On the **Website** hosted and maintained by Bil Fink the cost is \$10 a month or \$120 for 2010.
A motion was made by Gene to have the website hosted and maintained by Bill Fink for
\$120 for 2010. 2nd by Jeanne. All in favor.

Green Resource who maintain the golf course will charge \$12,331.81 for 2010. which
is a reduction of \$1,300 over 2009. A motion was made by Eileen to accept Green Resource
charge of \$12,331.81 for 2010. 2nd by Yvonne. All in favor

THA Mainscape will do Pine straw, Pruning shrubs, Pruning eleagnus shrubs on Long Putt,
Bed Care and Weed Care . The total amount for 2010 will be between \$22,134 and \$23,194
depending if everything is needed. A motion was made by Linda to approve the Mainscape
amount for 2010. 2nd by Gene. All in favor.

Employee Leland Hart pay raise of 50 cents per hour would start as of January 4, 2010.
Linda made a motion to accept Leland's pay raise as of January 4, 2010. 2nd by Eileen.
All in favor.
Harry will be on vacation. If any emergency arises contact Leland@538-6450

Information Update from Thomas Bisette of Blue Atlantic Management (BAM) If there are
any problems contact the office. @ 910-612-5970. Bids are being sent out for work that
needs to done on the tennis courts. The roads do not need a core test because of their
age. He will be doing more research on what the roads need and will follow up on this..

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

Respectfully submitted,

Eileen Wilson
Secretary

APPROVED AND CORRECTED

errors are in (-----)

February 4, 2010