

Unofficial Minutes
Cypress Island Home Owners Association
Board of Directors Meeting Minutes
May 6, 2010

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

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

Minutes from the March 4, 2010 meeting 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 May 6, 2010. Activity report: Deposits, March Pot Luck 50-50, \$34; Super Bowl Party, \$2.12; St. Pat Pot Luck, \$54.31; Golf Balls, \$1.00; Golf Tournament, \$9.31. Expenses: Pat Underhill, stapler, \$55. Account Balance: \$744.17. Total Amount in the Reserves \$125,476.03. There were 11 Delinquent reports as of May 4, 2010. Update Report from Thomas. There are two homes that will have liens put on them, Four others have started a payment plan. Eileen made a motion the financial report be accepted as read. 2nd by Yvonne. All in favor.

Committee Reports:

Finance: Purpose of meeting to review first quarter finances, compare to budget. This is the first year we prepared a quarterly budget. Many items are budgeted based on estimates, resulting in line items being either over or under and not as balanced as we would like. The semi-annual (2nd quarter) review is expected to be more accurate by line item, but overall our finances are in order. We are concerned about the number of households being behind in HOA dues. Thomas is aware and a plan is in place for fines and eventually a lien be placed against a home for non-payment of dues. Thomas will attend our Finance committee meeting in July. The figures from this meeting will help to formulate the budget

Facilities: Pool opened as soon as Health inspection completed. Hours 9AM to 7PM until Memorial Day weekend, then 9AM to 8PM until August 31st. After August 31st pool will close at dusk. Adult swim -8AM to 9AM ending when school starts in late August. Linda will be recruiting for pool monitor. Lee Professional Service, Inc was paid \$1,680 for re strapping 16 chairs and the bottom portions of 7 lounges. We will remain under budget if we set aside \$600 for new umbrellas. Linda made a motion that the \$600 remaining in the budget be made available to us so we can buy umbrellas by the end of the summer.. 2nd by Jim. All in favor. Linda thanked Gene Beck for his donation of a bench made of wood and iron to be painted white and placed outside the clubhouse.

Architectural: Two architectural requests were approved and one not approved of painting garage door and trim around front door and railings in a gray color
Issue was brought up that we had 14 mailboxes that had been changed from the original black to another color..BAM sent a letter letting the homeowner know that the mailboxes should either be repainted black or officially request permission to keep the mailboxes by submitting an application to the Committee

Golf: On June 10, 2010 a golf clinic will be started and conducted by the Golf committee. It will start at 9AM and last till 11AM each Thursday Open to anyone age 10 and up. Children between the ages of 10 and 13 will need the permission of their Parent.

The golf committee will have balls and clubs, but we will need help from anyone that has some left handed clubs. Next Golf tournament is September 25, 2010.

Unfinished Business: DWQ Thomas undated DWQ 2800 square foot issue. He would like to send a letter to Dave Cox stating that more research is needed. He is picking up plats of Cypress Island that are up to date from the County. He spoke to several engineers about the survey and what is legal or not. Money to be spent on this analysis should be done correctly the first time. A motion was made by Linda that Thomas e-mail David Cox stating we need to investigate the situation further and we need more time. 2nd by Yvonne. All in favor.

Time for Basketball Game: Gene made a motion that the 9AM to 6PM be changed to 9AM to 7PM. The time will go back to 6PM starting September 30th and go back to 7PM next year when the pool opens. 2nd by Jim All in favor.

Road Bids: The road contractor came back to recheck the cracks in the roads. Money is in the reserves to pay for the repairs. \$17,500 for roads; \$14,500 for sealing. Sealing will last for 4 years and can extend the life of the road 20 years if done on an extended program.

Tennis Bids: Money is in the reserves to repair these cracks Cost, \$5, 145
On both of these bids approval will still be needed at June 5, 2010 meeting.

New Business: Security Guard for Weekends: A more suitable title that was suggested was that a shirt be issued with Cypress Island Staff on it instead of Security Guard.. Times suggested 10-7 weekdays and 12-7 Sundays This will be further discussed at a work session on June 3, 2010.

Planting of Bushes: Gene mentioned that the back flow system needs plants. 2 to 3 bushes could be planted around the system. We need to look into this further.

HOA Credit Card: Harry buys items periodically and it was suggested to give him a credit card with limits to go to Lowe's or Home Depot. It would be less expensive then going to a hardware store. Thomas will report back to the HOA ;Board on this..

Other: Linda mentioned work is still being done on tile floors in Clubhouse Julian could look at the tile and suggest what needed to be done There is a problem with the 7AM school bus and the children. Suggest change of school bus stop.

Larry joined HOA organization and whoever elected next year it was suggested that we pay for them to go to a workshop. Next meeting August 5, 2010.

A motion was made to adjoin the meeting. 2nd by Eileen. All in favor.

Respectfully submitted:

Eileen Wilson
Secretary