

# Cypress Bend HOA Inc.

## Minutes of the Board Meeting August 6, 2024

### **CALL TO ORDER:**

The meeting was called to order at 6:34p.m. at the Cypress Bend Pool Cabana.

Board members present: Holly Cloutier, Jerry Saylor, Cristin Brenner, Nancy Roselle, and Sandy Rybicki along with Sara LaPointe with Bayside Management and several homeowners.

### **PROOF OF NOTICE:**

Proof of notice was posted in accordance with the By-laws and Florida Statutes.

### **GUEST SPEAKER:**

Amanda Nemeth with Assured Partners is present to discuss the insurance renewals for the Association. She discusses the four options presented with the coverage as well as the current insurance market. Wind coverage drives the price as well as requirements for the cabana electric and plumbing. If option 4 is chosen a wind mitigation inspection and appraisal will be required. Discussion is held with questions from the board and floor.

### **APPROVAL OF MINUTES:**

Jerry moves to approve the minutes of the 5/2/24 meeting, Nancy seconds; all in favor.

### **OFFICER / COMMITTEE REPORT:**

**Treasurer**- Sara provides information based on the June financials.

**ARC**- Jerry advises there have been several applications for roof replacement; all approved.

Holly advises that Sandy is Secretary but as management performs much of the secretarial duties she is focusing on activities such as welcoming new owners. Tia Thomas and Cathy Bucklin volunteer to assist Sandy. Lea Ann Sampson is appointed to chair a Community Events (not social) Committee and provide a plan to the Board.

### **UNFINISHED BUSINESS:**

- A. Documents Revision-** Bruce started to review the documents against updates to FL Statute; he resigns due to personal reasons. Bruce is thanked for all the work he has done. Sara provides an overview of the changes to FL Statute. Discussion is held. The Board discusses how they should proceed. The matter will be tabled and the Board will determine what course of action to take.
- B. Aquatic Maintenance and Pump replacement-** Sara provides information on proposals for the fountain pump replacement from Lake Doctors and Environmental Restoration. Holly moves to approve Environmental Restoration to replace the 1hp fountain pump, Jerry seconds. Discussion is held; Jerry comments the ponds have never been aerated and both companies advised it was not necessary. Cristin asks if this proposal includes the light as it doesn't specify. Jerry amends his motion contingent on the proposal including a light, not to exceed \$4000, Cristin seconds: all in favor. Cristin advises Lake Doctors has sent a notice that costs are being raised and the monthly fee will increase to \$209. Sara provides information on monthly aquatic service by Environmental Restoration that includes the light at a total of \$160 monthly. Cristin moves to approve hiring Environmental Restoration contingent on the fountain work, Jerry seconds; all in favor.

### **NEW BUSINESS:**

- A. Pool Repairs-** Sara provides a detailed report on the pool not being able to keep chlorine which led to Brevard Pools recommending leak detection. Red Rhino started the leak detection and found several issues but could not complete the equipment portion due to needed repairs. The parts for repair have been ordered and leak detection will be completed once the repairs are done. Holly moves to ratify the approval of two Brevard Pool repair proposals and the Red Rhino leak detection proposal totaling \$2385.00, Cristin seconds. Discussion follows including

when the pool will reopen. Cristin advises there were four teen vandals last Friday morning that entered the community at 5am and proceeded to enter the pool area without a fob. They swam then vandalized the area by dumping everything (furniture, chemicals, broom, safety equipment, trashcan etc) into the pool. She discusses the damage done. The Board filed a police report and provided video evidence and pictures but at this time the culprits have not been identified. Holly advises there have been two other incidents in recent months.

- B. Insurance Renewal-** Discussion is held regarding the options for renewal. Jerry moves to accept option 4 through Citizens including a workers comp policy, wind mitigation and appraisal, Nancy seconds; discussion follows. Cristin relays concern over the Citizens option not including insuring the perimeter fence. Comments from the floor are heard. Further information is obtained from Josh Ranew with Assured Partners. The vote is called: Aye- Jerry, Holly, Sandy, Nancy Nay-Cristin The motion carries.  
Sara will coordinate the wind mitigation and appraisal.

#### **QUESTIONS FROM THE FLOOR:**

- Neleffra Marshal asks about work trucks and trailers; there is an overloaded trailer on property often. A letter will be sent.
- Leslie asks about information being posted on the website and/or Facebook and what those site address are: cbhoa.info and Cypress Bend HOA (facebook).
- Cathy asks about doing a newsletter; to date the issue is distribution. Cathy, Nel, Tia, Leslie all volunteer to help distribute the newsletter and Nel will put it together. Holly will be the board liaison. Cristin appoints the individuals above to a Newsletter Committee, Holly seconds; all in favor.
- Diana asks if the Board and/or Management endorse Next Door Neighbor, they do not.

#### **ADJOURNMENT:**

Since there was no further business, a motion was duly made and seconded to adjourn at 8:46 p.m.

These minutes were taken by Sara LaPointe, Bayside Management Services.