

Cypress Bend HOA Inc.

Minutes of the Board Meeting April 1, 2025

CALL TO ORDER:

The meeting was called to order at 6:30p.m. at the Cypress Bend Pool Cabana.

Board members present: Holly Cloutier, Jerry Saylor, Cristin Brenner, Nancy Roselle, and Leslie Lohmann 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.

APPROVAL OF MINUTES:

Cristin moves to approve the minutes of the 1/7/25 organizational meeting, Holly seconds; all in favor.

OFFICER / COMMITTEE REPORT:

Holly thanks to those owners that offered to help clean up the common area.

Grounds/ARC/Treasurer- Jerry reports a retaining wall was installed between the pool and pond to prevent erosion of the pool ground and deck. Financially the Association is in good shape although there are some slow paying owners.

Pool- Sara advises the pool project is progressing well although slowly; another crack was discovered while starting the tile work that had to be repaired prior to moving forward. The tile should be completed this week and plaster started next week.

UNFINISHED BUSINESS:

- A. Documents Revision**- Sara reports last year there was discussion regarding amending the Documents but the committee chair resigned due to personal issues. No other volunteers have come forward. The Board agrees amendments will not be pursued at this time.
- B. Playground Mulch**- Sara provides information on proposals for playground mulch; this will be held until the fall and assessing funds in the budget available at that time.
- C. Towing Agreement**- Cristin moves to ratify the updated towing agreement, Jerry seconds; all in favor.

NEW BUSINESS:

- A. Ratify expenses**- Nancy moves to ratify the electrical expense for repairs at the entry and the retaining wall, Leslie seconds; all in favor.
- B. Common area letter to members**- Sara provides information regarding the common area use and maintenance letter to owners. There are minor revisions noted by the Board that will be made. Holly moves to approve the letter with revisions, Nancy seconds; all in favor.
- C. Board Appointment**- At this time there is no vacancy on the Board but at such time there is one a member has volunteered to serve. In the meantime he will be asked to serve on the Architectural Committee.
- D. Social Event**- Holly suggests the Association host a pool grand reopening event when the work is completed. Discussion follows and all agree.
- E. Cabana Mainenance**- MMG has presented a proposal for maintenance of various items around the pool cabana in conjunction with Harbour Pools completing the pool work. Cristin moves to approve the revised proposal for a total expense of \$2085.00, Jerry seconds; all in favor.
- F. 1296 Violation and Response**- A final notice of violation was sent to this owner regarding multiple items. The owner sent an email reply that the Board would like sent to legal to reply to. Jerry moves to send the file to legal for reply, Cristin seconds; all in favor.

QUESTIONS FROM THE FLOOR:

- An owner suggests a trashcan for the common area but understands it would be difficult for it to be emptied.
- Trevor comments that processing time for checks seems to take longer than it should and can anything be done to speed up the process. He asks about the estoppel process and if it is legal to disclose violations. Management advises processing time is about two weeks due to mail and processing and many title companies do ask if there are outstanding violations on the estoppel. It is legal to disclose them to have them resolved prior to closing.
- Sandy comments regarding receiving a letter regarding palm fronds.
- Ms. Winthrop comments on the slow payment processing. She nominates Curtis Musselman for the Board; she is reminded there is no vacancy at this time. She asks who made the decisions to trim and/or remove trees/shrubs from the common area along the canal in their 'backyard'. She is reminded no plants were removed from private property, but the common ground was cleaned up. She states a complaint regarding board members driving a golf cart on her property and asks they keep off her property in the future. The board members agree and apologize.
- Mr. Winthrop asks about the letter violation process and felt targeted by receiving multiple letters. Discussion follows. He asks Cristin to step down from the Board due to lack of professionalism. She declines. Discussion is held regarding plantings in the common area.
- Mr. Musselman comments on the lack of courtesy in relation to FL Statute.
- The next meeting will be held in July.

ADJOURNMENT:

Since there was no further business, a motion was duly made and seconded to adjourn at 7:44 p.m.

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