

Cypress Bend HOA Inc.

Minutes of the Board Meeting July 8, 2025

CALL TO ORDER:

The meeting was called to order at 6:32p.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 4/1/25 organizational meeting, Leslie seconds; all in favor.

OFFICER / COMMITTEE REPORT:None

UNFINISHED BUSINESS:

- A. Covenant Enforcement follow-up-** Ron met with Board members the week prior and reviewed reports and processes with them. Cristin will provide a follow-up on her notes to update the report. Discussion is held regarding legal overspent, and spending will need to be watched.
- B. Cabana Repairs-** Jerry reports on repairs to the cabana area; the bulkheads in the cabana ceiling need trim to close holes that bats are getting into to keep them from nesting, a price is being obtained on painting the bathrooms, electrical work has been performed to repair the electrical box and irrigation pump, and the electrical at the entry has been repaired and the lighting/cameras are working. He reports on the pool walkthrough following the tile, repairs and resurface work. The second row of tile needs to be completely replaced to comply with health department requirements.

NEW BUSINESS:

- A. Ratify expenses-** Jerry moves to ratify the electric work and minor cabana repairs, Leslie seconds; all in favor.
- B. Tree Trimming-** Jerry discusses the dead pine by the cabana that has become infected with wood boring insects; it needs to be removed. He has obtained three proposals for removal and stump grinding between \$1800 and \$3000. Jerry moves to approve the bid with True Timber for \$1800, Cristin seconds; all in favor.
- C. Wildlife trapping-** Jerry reminds all owners it is illegal to feed wildlife and creates issues in the communities. There are at least four homes he is aware of dealing with raccoons in the attic. He is recommending to hire a trapper for removal. Discussion is held. Sara advises rodent control is not mandated in the Covenants and is not an Association responsibility. She encourages all owners to take action to hire a trapper and protect their property. Information could also be sent out to the membership in an email or on the website.
- D. Cabana Trash Pick up-** Holly reports trash is picked up from the cabana once a week which is not enough during summer months. She proposes to increase the pick up to twice weekly. Jerry moves to increase trash pick up to 2x/week if the cost does not exceed an additional \$15, Leslie seconds; all in favor.
- E. SJRWMD-Magnolia Lakes-** Cristin reports there is an agreement with SJRWMD to keep the waterways clean and flowing. It was discovered about 18 months ago that several homes in Magnolia Lakes (adjacent to Cypress Bend) had installed French drains that flowed in the Cypress Bend waterway which is illegal and causing erosion issues. Complaints were filed with the City and just recently the City responded and all eight owners have been sent citations to remove the French drains. If they do not comply within 30 days they will be fined up to \$250 daily until compliant. Cristin reminds everyone to let neighbors know that Cypress Bend homes may not alter their drainage flow either and may not draw water from the pond for irrigation.

F. Banking/On line Payments- Discussion is held regarding the ability for electronic and online payments. There are several banks that specialize in Association banking including Sunrise Bank and Truist Association Services. Options such as Zego, Zelle and Venmo are discussed but are problematic for financial reporting purposes (for example if an owner fails to use a proper account number). The Board agrees to investigate Truist Association Services as a banking option that will facilitate different methods of payment.

QUESTIONS FROM THE FLOOR:

- Bruce comments that he is having issues with State Farm regarding processing his payments in a timely manner and is just letting everyone know for informational purposes.
- Sharan reports she received a violation letter in February then again in June with additional items. The process appeared to jump and become aggressive quickly. This was very upsetting. Management provides information regarding the standard process and the lapse between certain February and June letters. Sara apologizes for the upset it caused.
- Discussion is held regarding holding a meeting at the end of August or early September to finalize banking then another in November to approved the 2026 budget.

ADJOURNMENT:

Since there was no further business, a motion was duly made and seconded to adjourn at 7:25 p.m.

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