

**CYPRESS VILLAGE PROPERTY OWNER'S ASSOCIATION, INC.  
108 CYPRESS BLVD W  
HOMOSASSA, FLORIDA 34446**

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, January 18, 2019  
CVPOA ADMINISTRATION BUILDING AT 9:30 AM**

The notice of meeting for this date was posted more than 48 hours in advance of the meeting on the CVPOA Communication Board. This meeting is the monthly meeting of the Board of Directors. The meeting was called to order by President Miller.

The roll was called and the following Officers and Directors were:

Vicky Bolton	Tim Miller
Carol Busch	John Sandstorm
Angela Tanzer	David Davenport (resigned)
Robin Orban (resigned)	Rick McCollum
Jack Marshall	

Also, present was Michelle Thomas, CAM, Yessica Castillo Admin Assist.

Meeting called to order at 9:30 am, quorum was established.

**Approval of Minutes**

MOTION to approve minutes from December 21, 2018 by Jack Marshall, seconded by John Sandstorm, all in favor.

**Public Comment**

- A sealed envelope was presented to the Board from Robin Orban, Angela Tanzer read the letter. Robin Orban stated in the letter she is resigning from the Board of Directors effective immediately. Motion to approve letter of resignation by Jack Marshall, seconded by Angela Tanzer, all in favor.
- Theresa Wood asked why there are no meetings for the Common Area Committee. Tim Miller said it will be addressed.
- Jennifer Dodrill wanted to know if we had any professional opinions in regards to the greenbelt. Carol Busch reported, Jerry Isaacs a few years ago had the Common Area Committee invite the State Florida Division of Forestry to provide us with their findings on the condition of our greenbelt. Carol Busch believes there was a cd given to the Committee with information in regards to the wildlife and our greenbelt. The location of this cd is unknown. The State Florida Division of Forestry concluded that no changes were necessary as to how we were handling the greenbelt.
- Theresa Wood wanted to know how many professionals do we currently have on the Common Area Committee that have a background with wildlife and greenbelts. No one on the Committee has a professional background on these matters. Mrs. Wood then said we need to request from members if any of the Cypress Village Owners have any

knowledge or background that is needed to be on the Common Area Committee. Mrs. Wood expressed how we need professionals to look at the greenbelt and have them express their expert opinions on the greenbelt. The Board stated they will answer the rest of her questions at the next meeting.

- Owner asked if anyone can volunteer to be on any committee? Tim Miller answered that you do not have to be a home owner to be on any committee.
- Vicky Isaacs stated she is on the Common Area Committee with Carol and stated they do indeed contact professionals when they have questions on anything. Tim Miller stated that one of the people the Committee will go to is a professional arborist. Mrs. Wood asked if the arborist make the decisions and/or recommendations. Mr. Miller answered, with "sometimes yes".
- Bobby Perreault asked how does the Board choose who can be on what committee? Tim Miller explained how each committee has a certain number of people.
- Patricia Brooks said that she has gone into the office and has called to become a volunteer for a committee. No one has gotten back to her. Michelle Thomas passed around a notepad asking if anyone that is interested in becoming a volunteer to provide us with their contact information. Patricia Brooks said she wants to be on the Deed Restriction Committee.
- Bobby Perreault stated the signs that we put out for meetings are in really bad shape. Tim Miller said they are trying not to spend money and replacing signs are not our number one priority. Mr. Miller said they will look into it. Mrs. Perreault also wanted an update on the lawsuit with VSC. Mr. Miller stated there is no update at this point.
- Owner had a question in regards to what the lawsuit was against CVPOA. Mr. Miller answered the VSC lawsuit for terminating the management contract.

#### Items for Disposition

- MRTA updates read by Vicky Bolton stated that there will be a meeting held on Feb 1<sup>st</sup>, 2019 at 9:30 a.m. As of today, there are 434 in favor for deed restrictions for multifamily homes and 13 not in favor, 396 were needed in favor to pass. As for single family homes there are 2,163 in favor of deed restrictions, 115 were not in favor, a total of 2,083 were needed to pass. All number counts for votes have been validated up to date per our attorney. As of today, there has been a total of \$66,913.00 spent on this project. We are hoping to have results by June 1<sup>st</sup> 2019. It is anticipated to have about \$10,000.00 to \$15,000 spent to finalize this project.
- David Davenport made the decision on Dec 30<sup>th</sup> 2018 to resign from the Board of Directors, Mr. Davenport read a letter showing nothing but gratitude and respect towards the current board, but he also is a part of 2 other board of directors that are out of the country and simply has a very busy schedule. Mr. Davenport stated he has enjoyed his time serving on the CVPOA Board, but it's time for him to depart.

### **Administration Report: Michelle Thomas**

- There are 3 bids that were received for printing of the annual meeting packet which are:
  - Homosassa Printing \$9,849.52 includes all printing, preparing, mailing and foreign postage included.
  - Impact Printing \$5,775.00 printing only. Not able to handle preparation and mailing.
  - Gemini Graphics 7,740.00 includes printing, preparing and taking to post office. No foreign postage included.
  - A motion was made by John Sandstrom to approve Homosassa Printing to print the 2019 annual package, seconded by Angela Tanzer, all in favor.
  
- Jack Marshall had a question in regards to the ballots and count. If hypothetically the number of vacancies equal the number of people that are running, will there need to be a vote to fill the positions? There were 2 resignations today from the Board. Currently there are 5 bios and 2 current positions available. The Board will have to make a decision to see if they want to fill the vacant positions early or wait for the annual meeting.
  
- Order of bios that will be listed in the election annual package was read by K.C. Anderson
  1. Angela Tanzer
  2. Roxanne Soden
  3. Bobbie Perreault
  4. Jack Marshall
  5. Theresa Wood

### **Treasurer's Report**

John Sandstrom

### **Vice-President Report**

- Letter was read from attorney Robert Christensen entitled "Property Owner Grievance Letter". This was in response to a 12-13-18 letter from a property owner. Attorney Christensen said it is his opinion that Tim Miller and Carol Busch complied with Florida Statutes. Attorney Christensen stated in his response that the minutes from the CVPOA board meetings in the past have not been very detailed and they need to be recorded and better detailed.

### **ACB Report**

Jack Marshall reported 5 permit applications were reviewed and approved: 1 repaint, 1 fence, 2 new constructions and 1 driveway addition.

### **Common Area/ Greenbelt Committee**

- There was a letter turned in from a home owner with an estimate for the damage from a tree that fell over onto his property from the greenbelt and damaged his lanai. The owner came into the office initially and Linda Kaser wrote up a work order. No action was taken by the Common Area/ Greenbelt Committee. The owner followed up with a letter to the Board. The estimate for the damage was \$1,182.00. Carol Busch said that

the owner never previously reported the tree as a threat, Vicky Bolton asked about the liability. Carol Busch and Tim Miller said it falls under Florida law. John Sandstrom said and said that he took a look at the expenses for this and the budget on the common area. Mr. Sandstrom doesn't feel like the owner should be responsible for this and this is something that the association should cover. Tim Miller said that there is a policy in place for this. Mr. Sandstrom said he feels like as the Treasurer, the owner should be reimbursed for the expenses for his lanai that was damaged. Mr. Sandstrom made a motion to fix the damages, Rick McCollum second. Motion failed 7 to 1. Sandra Threatt made a comment that she understands and agrees with what the treasurer was expressing. Mr. Miller stated that an owner should take full responsibility for the type of insurance and coverage they need.

- An owner stated that he called the office and has left voicemails and has spoken with office staff in regards to two different properties they own, in regards to dead trees that they fear will fall on their property. They had their landscape person trim it recently. Michelle did apologize that the ball got dropped somewhere but she does make it known to owners once the committee goes out and looks at the problem for the owner to receive a phone call stating what will be done even if it's a no action. Owner wants to know why they have to pay for the trees that hang over their property if it's still attached to the greenbelt. Carol Busch explained that anything that hangs over their property is their responsibility to take care of. They can cut straight up from their property line. The owner's property is 51 Golfview Dr. Michelle Thomas advised she would follow up on the matter.
- Theresa Wood wanted us to look into Florida laws and insurances about tree liability.
- On 30 Sycamore Circle a tree fell from the greenbelt and is currently laying on the lawn. On 01-09-2019 the Common Area/ Greenbelt Committee confirmed the tree laying on his lawn. Carol Busch said that the owner is a renter and the tree posed no danger. Michelle Thomas said that the owner stated he doesn't feel that he needs to pay for the tree. Carol Busch stated that the renter said they would remove the tree that day. The tree is not attached, therefore the owner is responsible for moving the tree and disposing of any remains. Lana Hixson said that years ago Jerry Isaacs explained to her that the homeowner would have been responsible for removing a tree if a storm or anything was to knock it on their property. Carol Busch said when they did remove a tree it was done as a courtesy. There was absolutely nothing set in stone stating that they had to do such for owners. Carol Busch said that with everything that is going on with MRTA, they are trying to not spend money on trees that don't pose a threat.
- Carol Busch reported 9 no actions on trees and 3 actions.

#### Deed Restriction Committee

Rick McCollum stated:

- There are 8 new sheds
- 3 chain links fences
- 2 trailers

**Public Safety**

Jack Marshall stated that in The Hammocks 2 signs are currently posted for speeding. The Committee decided that no additional signs for speeding will be requested from the county. Don Dozier said we should have signs that kids are playing as well as disabled children signs on Linder Dr. Jack Marshall asked Michelle Thomas to look into this matter with the county.

**Policies & Procedures**

Vicky Bolton stated the Committee will now be called The Rules and Regulations Committee and there will be a meeting at the CVPOA office at 8:30 am on February 5, 2019.

**Communications/Technology**

None

**President's Comments**

**Unfinished Business**

None

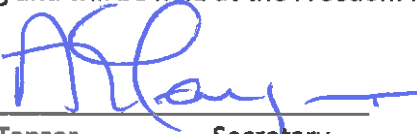
**New Business**

- A proposal to add mulch was presented from West Coast Landscape for the front entrance for \$543.00. Carol Busch made a motion to approve the estimate, seconded by John Sandstrom, all in favor.

**Adjournment**

Tim Miller adjourned the meeting at 10:33 am.

The next meeting will be held on February 12, 2019. This will be a regular Board of Directors meeting and will be held at the Freedom for Life Church at 6:00 PM.



Angela Tanzer

Secretary