

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

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
Tuesday February 12, 2019  
Freedom for Life Church AT 6:00 PM**

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 present:

Vicky Bolton  
Carol Busch  
Rick McCollum  
Jack Marshall

Tim Miller  
John Sandstorm

Absent: Angela Tanzer

Also, present was Michelle Thomas, CAM

Meeting called to order at 6:00 pm, quorum was established.

**Approval of Minutes**

MOTION to approve minutes from January 18, 2019 by Rick McCollum, seconded by Jack Marshall, all in favor.

MOTION to approve minutes from the special meeting on Tuesday February 5, 2019 made by Rick McCollum, seconded by, Jack Marshall, all in favor.

**Public Comment**

- Theresa W. asked about opting out of the deed restrictions. Vicky Bolton responded there will be no comment until after the revitalization.
- An owner asked if CVPOA requested reflectors at the entrance of the development. Jack Marshall stated the association did not request those. Road reflectors were installed by the County as a result of their own initiative for traffic safety reasons. The devices are placed on county property.

### **Items for Disposition**

Vicky Bolton gave a report on the MRTA update. The MRTA package was received and signed for by the State of Florida. The state has 60 days to respond. The results from the state are anticipated April 15 th.

### **Administration Report**

Michelle Thomas stated the 2019 Annual packages will be sent via email to the owners who have signed the email consent forms. All other packages will be delivered to the Homosassa Post office for mailing. Michelle explained the email consent forms purpose. Michelle requested volunteers to give their information if they were able to count ballots. Michelle announced there was an anonymous offer to donate \$ 500.00 for the purchase of new signs to notify members of BOD meetings.

### **Treasurer's Report**

John Sandstrom reported there will be no financials to report as the statements have not yet arrived from QPM. Moving the monthly meeting up four days did not allow time for statement processing. John announced the cost of MRTA appears at this time to be well under our estimate of \$ 140,000. We plan to have a final cost sometime in April. During the month our CD with Cadence bank came due. We reinvested with Cadence in an instrument that yields 2.7 %. CVPOA is negotiating with BBT bank for invoicing for annual assessments.

### **Vice-President Report**

Jack Marshall stated that public comment is when owners should discuss questions they may have to the Board to ensure the meeting can be productive and stay on track.

### **ACB Report**

Jack Marshall stated since January 18, 2019 there were a total of 8 permit applications reviewed and approved. 2 Repaint, 2 Fence, 3 New Construction and 1 Driveway Addition. The ACB committee meets on the 1<sup>st</sup> and 3 rd. Monday each month unless a legal holiday falls on that day.

### **Common Area Committee/Greenbelt & Trees**

Carol Busch reported a total of 16 calls for trees. Total actions were 10 and total no action were 6. Carol presented an estimate from West Coast Landscape for mulch in the front beds for \$ 464.44. Vicky Bolton made a motion to approve the estimate, seconded by, John Sandstrom, all in favor. Carol Busch requested to appoint Linda Zakszeski to the common area committee. A motion was made by Rick McCollum to accept, seconded by John Sandstrom, all in favor. Carol made a motion to have Robin Orban removed from the common area committee, seconded by Rick McCollum, all in favor.

### **Deed Restriction Committee**

Rick McCollum explained that committee members are patrolling zones for violations and reporting these to the county. Rick stated the reporting of potholes has began to the county. The deed restriction committee turns over possible green belt violations to the common area committee. Rick made a motion to have Robin Orban removed from the committee, seconded by Carol Busch, all in favor. Rick made a motion to appoint a new committee member Jennifer Dodrill to the committee, seconded by Tim Miller, all in favor. Rick made a motion to appoint Carol Busch as co-chair to the committee, seconded by Jack Marshall.

Lawn of the month: 30 Jamaica Street

### **Public Safety**

Jack Marshall reported we had 2 spot lights stolen from the admirative building. Jack said the electronic sign temporarily located on Cypress Blvd W. near the entrance to Cypress Village was installed by the sheriff's office. It was a simple cautionary reminder to residents of Sugarmill Woods to always remain vigilant for possible criminal activities and to keep vehicles and home locked at all times. Crime watch is looking for volunteers, Jack has information if there is interest. The organization is made up of 800 volunteers. There are many different volunteer positions.

### **Communications/Technology**

None

### **Rules and Regulations**

Vicky Bolton stated the committee has began meeting each month. The committee has started to rewrite the Rules and Regulations to be presented to the Board of Directors for approval. Vicky Bolton made a motion to appoint John Sandstrom as the vice chair to the committee, Carol Busch seconded, all in favor.

### **President's Comments**

None

### **Unfinished Business**

None.

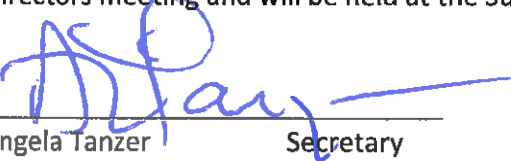
**New Business**

- Ann Hawthorn invoice- A motion was made to pay the outstanding invoice of \$ 1,601.25 for MRTA charges by Rick McCollum, seconded by Vicky Bolton, all in favor.
- Carol Bush made a motion to require the Board of Directors to present any proposed amendments to the by laws 10 business days prior to a BOD meeting to allow enough time to review prior to a vote, seconded by John Sandstrom, all in favor.
- Banking/ Invoicing for annual assessment was tabled as John Sandstrom was not provided the information needed to present to the Board of Directors.

**Adjournment**

Tim Miller adjourned the meeting at 7:12 PM.

The next meeting will be held on March 15, 2019 at 9:00 am. This will be a regular Board of Directors meeting and will be held at the Sugarmill Woods Country Club.

  
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Angela Tanzer                      Secretary