

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

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, November 16, 2018  
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 present:

Vicky Bolton  
Carol Busch  
Angela Tanzer  
Robin Orban  
Jack Marshall

Tim Miller  
John Sandstorm  
David Davenport  
Rick McCollum

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

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

**Approval of Minutes**

MOTION to approve minutes from October 19, 2018 by David Davenport, seconded by Rick McCollum, all in favor.

**Public Comment**

- Sandra Threatt had questions about the deed restrictions dating back to 2003, or if there are more recent ones that will be enforced.  
A property owner also suggested that all owners "pretend" that deed restrictions are still enforceable, to take care of the community they live in.
- Steven Slavik questioned what positions were available for the board of directors.
- A homeowner whose property address is 21 Linder Dr. presented a matter that is worrying him, which is he reported there is a dying tree located in greenbelt that is in danger of hitting his fence, yard ornaments and possibly his wood burning pizza oven should it fall. Mr. Coughenour also presented pictures of this matter. Carol Busch responded to Mr. Coughenour by stating that there will be no action taken with his request, also the only trees that will be removed are ones that are completely dead or pose a threat to the home.
- Homeowners had questions in regards to deed restrictions and what "the root of the deed" meant. Owners were advised they would need to contact a real estate attorney for questions to determine if their property would be bound to the expired restrictions.

### **Items for Disposition**

Vicky Bolton gave a report on the MRTA update. She gave a brief update on the MRTA voting total ballots in to date as of 11/16/2018. The total number of votes for multi-family properties needed (in favor) to pass is 396, CVPOA still needs approximately 90 more (in favor) in order to pass. The total number of votes for single-family properties needed (in favor) 2,083, CVPOA still needs approximately 440 more (in favor) to pass. A telephone campaign is to take place Nov. 17<sup>th</sup> & 18<sup>th</sup> which is made up of volunteers, supervised by committee members, to attempt to encourage homeowners to get their vote(s) in before December 1<sup>st</sup>.

### **Administration Report**

- Michelle Thomas stated the office has been busy during the MRTA process with a lot of owners visiting to get assistance in completing their ballots as well as phone calls with questions on the entire process.
- Michelle also advised she is in the process of creating an email communication consent form to send to the membership to encourage allowing the association to communicate via email where allowed by the law to potentially save an abundance of money in the future.
- Michelle Thomas spoke about her conversation with Everett Nicholas pertaining to the comments a homeowner had stated Everett had made about cutting down trees that were not dead in the greenbelt, in which Everett stated that conversation had not taken place.

### **Treasurer's Report**

John Sandstorm gave a report reflecting the bank account balances at month end (October 31, 2018). He also gave the accounts receivable balance. John stated the association expenses continued to be in favor of the current budget.

### **Vice-President Report**

Jack Marshall discussed the impact of community association property values remaining with deed restrictions being enforceable.

### **ACB Report**

Jack Marshall presented the report.

Jack stated there was a total of 10 permit applications that were reviewed and approved. Jack stated the ACB committee will continue to enforce the denial of permits for any owner with an outstanding balance.

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

Carol Busch stated 8 calls were made for dead trees in the greenbelt, 6 were taken down, 2 no action was taken as they were not a threat to damaging a home.

**Deed Restriction Committee**

Rick McCollum reported the deed restriction committee continues to meet monthly and will continue to turn items over to the County’s Code Enforcement Division or to Law Enforcement for further investigation when appropriate to do so.

**Public Safety**

Jack Marshall discussed the meeting held on November 8, 2018. He announced the current deputy patrol will remain the same.

**Communications/Technology**

Angela Tanzer stated the MRTA hotline will help owners to vote and has been very busy answering calls.

**President’s Comments**

Tim Miller announced the board of directors elections process. He explained that any owner who would like to run can, there are 3 general positions that are open to be filled. He also stated that December 1<sup>st</sup> the MRTA meeting will take place with the attorney, and board of directors. Tim Miller stated the MRTA meeting will be a one agenda meeting and any and all questions will only be answered that are MRTA questions. Home owners are welcomed to count the ballots if requested. The ballots will not be the original ballots but a copy. Tim stated the association will be accepting ballots up to the start of the meeting.

**Unfinished Business**

None.

**New Business**

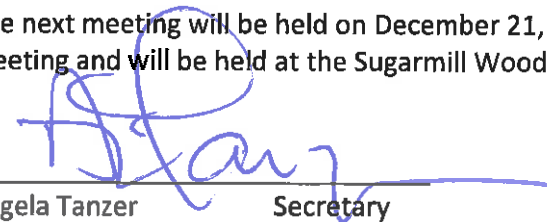
Resolution: Members Recording Meeting.

The Board of Directors discussed rules to be followed if owner(s) decided to record any of the meetings. The owner is to have it in writing and submitted 48 hours prior to the scheduled time of meeting. Recording device must be placed in the center of table where board members are hosting the meeting, it may not be removed until meeting is completed, nor moved or touched. No live recording or streaming permitted. Rick McCollum made a motion to approve the resolution for the recording of meetings, seconded by Jack Marshall, all in favor.

**Adjournment**

Tim Miller adjourned the meeting at 10:40 am.

The next meeting will be held on December 21, 2018. This will be a regular Board of Directors meeting and will be held at the Sugarmill Woods Country Club.

  
Angela Tanzer Secretary