

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

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
FRIDAY, December 21,2018
SUGARMILL WOODS COUNTRY CLUB 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
David Davenport
Robin Orban
Angela Tanzer

Tim Miller
John Sandstorm
Rick McCollum

Excused

Jack Marshall

Also, present was Michelle Thomas, CAM

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

Approval of Minutes

MOTION to approve minutes from November 16, 2018 by Vicky Bolton, seconded by Dave Davenport, all in favor.

Public Comment

- Owners wanted to know how many successful MRTA cases has the attorney completed independently.
- Questions on when deed restrictions can be voted back to the 2015 deed restrictions.
- Questions on when the sub committees will be started.
- Concerns were asked on how to enforce the 2003 deed restrictions.

Items for Disposition

- Vicky Bolton gave the MRTA status update. Vicky stated there were not enough votes at the December 1, 2018 meeting to pass the MRTA resolution. Vicky stated the attorney held the vote until the February 1, 2019 meeting. Vicky gave numbers that the attorney has provided total ballots received for multifamily and single family is 2688. The total multifamily ballots received is 428 in favor and 2137 single family in favor to reinstate the 2003 deed restrictions. If the numbers remain the same and continue coming in the MRTA will pass. Vicky stated the amount of money to date spent on this process is just over \$61,000 and there will still be bills coming in. Vicky stated that June 1st the deed restrictions should be recorded.
- 4 Mayflower Ct E- Roy Bruno. Mr. Bruno wrote a letter to the BOD in response to the letters requesting the removal of grass in the greenbelt. There were pictures provided, as well as an approval from Jerry Issacs in March 2018 to plant sod in the green belt at another address in Cypress Village. Robin Orban spoke about not agreeing with the common area's decision to request killing/removing grass. A motion was made by Robin Orban to drop the request seconded by Vicky Bolton a vote was taken and the result was 3 votes to drop the request and 5 in favor to have the grass killed/ removed at the expense of the owner.

Administration Report

Michelle Thomas reported the following:

- An email consent form has been sent out to communicate via email to potentially save money on future mailings.
- The Christmas Kid's program was a success this year.
- There were 7 Bios received for the election for the 3 open Board of Directors openings.
- An increase in record requests the past month. Michelle stated that during the request she sees that is important to keep committee meeting minute books. The office will go back and start books for the fiscal year April 1, 2018 and moving forward.
- The location options for the annual meeting. It was decided that the church where the meeting was held last year would not be large enough. Michelle is to make other arrangements and inform the board as well as the membership.
- Bids will be gotten for the printing and mailing for the annual meeting package.

Treasurer's Report

- John Sandstrom gave all account balances. He also spoke about the proposed budget provided to all Board members. Rick McCollum made a motion to approve the budget, Vicky Bolton seconded the motion, all in favor. This proposed budget was approved by the Board of Directors to be printed on the annual package to be voted on by the membership.
- John also stated the late fees and interest (collections) need to be reinstated moving forward. A motion was made by Rick McCollum to reinstated collections, seconded by John Sandstrom, all in favor.

Vice-President Report

None- Jack Marshall was absent.

ACB Report

- Tim Miller stated 9 permit application were reviewed and approved.

Common Area Committee/Greenbelt & Trees

- Carol Busch stated 15 calls for trees were made. There were 9 no actions 6 action was taken. 9 did not qualify as a danger to the home.

Deed Restriction Committee

Rick McCollum stated below:

- We have had more issues with builders not providing silt fences.
- 5 new reported sheds in the community.
- Code enforcement is working with Michelle where they are able to assist.

Robin Orban announced property of the month:28 Glenridge Blvd.

Public Safety

Tim reminded the community of the stop or be stopped policy being enforced. The fine is \$ 264.00 for rolling through a stop sign.

Policies & Procedures

- Vicky Bolton announced that the policies and procedures committee is going to revitalize the policies and go to Roberts Rules and rename them "Rules and Regulations. Vicky will chair and Dave Davenport will co-chair. Vicky nominated Lana Hixson and Sandra Threatt be added to this committee. Rick McCollum made a motion to approve them to the committee, seconded by John Sandstrom, all in favor.

Communications/Technology

None.

President's Comments

- Tim Miller announced a homeowner wrote a letter making allegations about the Board of Directors, mostly pertaining to himself and Carol Busch. Tim stated they have met with an attorney. John Sandstrom took over this matter and stated they are waiting on a written response from the attorney on what actions need to take place.

Unfinished Business

None.

New Business

- Vicky Bolton made a request that a homeowner had regarding the Secretary Angela Tanzer taking the votes for the election as she is currently running for a position in the upcoming election. Vicky announced outside counsel will be having a certified court reporter counting the votes.
- Vicky also announced that the names will not be going in alphabetical order on the ballot for the election. Vicky requested an owner KC Anderson draw the names out of a hat to determine the order the candidates will be listed on the ballot.
- Vicky stated she was unable to answer the questions on the members on the committees as she does not have the knowledge of who is on each committee and how they are set up. The owner stated it was the communication and policy and procedure committee that she has concerns with. The owner stressed the concern on the common area committee not holding meetings and minutes not being kept. Tim Miller spoke that a monthly meeting isn't always needed. He stated that meetings are not needed to make a decision on the removal of a tree. Tim Miller stated he will get the advice of the attorney and answer this question at the next meeting.
- Resolution to Amend the Bylaws was presented by Vicky Bolton please see the copy attached. Vicky Bolton made a motion to amend the Bylaws, seconded by Robin Orban, motion passes.
- John Sandstrom requested he would like to switch the current insurance policies to another agent. Rick McCollum made a motion to approve the request seconded by Vicky Bolton, all in favor.

*** Robin Orban announced her resignation from the Board of Directors effective immediately. After the membership and current BOD requested, she not resign, Robin agreed she would give reconsideration until the next board meeting. ***

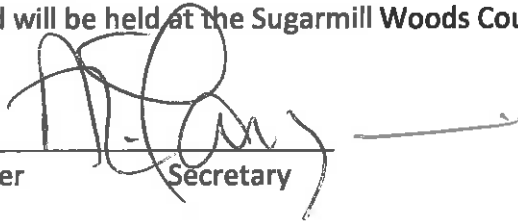
*** Sandra Threatt had a point of order and requested Michelle Thomas to leave the room to discuss the bonus that was given to Ellen Deppolder in the amount of \$ 2500.00 in September 2018. She stated that a vote was not made public by the board. Sandra requested an explanation why this bonus was given. Tim Miller answered the Board of Directors felt obligated as she lost her job due to the choice made by changing management companies. ***

Adjournment

Tim Miller adjourned the meeting at 10:32 am.

The next meeting will be held on January 18, 2019. This will be a regular Board of Directors meeting and will be held at the Sugarmill Woods Country Club.

Angela Tanzer

A handwritten signature in black ink, appearing to read 'Angela Tanzer', written over a horizontal line. The signature is stylized and includes a long horizontal stroke extending to the right.

Secretary