

**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 19, 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 Isaacs.

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

**Present**

Angela Tanzer	Jerry Isaacs
Vicky Bolton	Rick McCollum
Carol Busch	Robin Orban
David Davenport	Marie Steidel

**Excused**

Jack Marshall

Also present was Ellen Deppolder, CAM.

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

**Approval of Minutes**

MOTION to approve minutes from December 15, 2017 by Marie Steidel, seconded by David Davenport, all in favor.

**Public Comment**

Stacy Houston – he is an emergency responder, needs county vehicle. The board will send him letter of their decision.

K.C. Anderson – questioned how she can get a Suncoast Standard paper box on Douglas St – was advised to contact Access Health.

Residents from Catalpa Ct spoke to board regarding issues they are having with a neighbor – was advised CVPOA could have CCSO patrol their area more often and maybe they need to see an attorney as a group.

**Administration Report**

Ellen Deppolder stated:

- Newspaper boxes have been moved to doctor's property on Douglas St.
- Working on annual meeting packet.
- Deed restriction violation letters are going out in a timely manner.
- Filing project almost done – a lot of paperwork goes thru this office.

**Treasurer's Report**

Marie Steidel reviewed report in packet. MOTION to accept Treasurer's Report by Vicky Bolton, seconded by David Davenport, all in favor.

**Vice-President Report**

No report.

### **ACB Report**

Carol Busch reviewed report in packet. MOTION to accept report by Marie Steidel, seconded by Rick McCollum, all in favor.

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

Jerry Isaacs reviewed report in packet. MOTION to accept report by Vicky Bolton, seconded by David Davenport, all in favor.

### **Deed Restriction Committee**

Rick McCollum reviewed report in packet. MOTION to accept report by Vicky Bolton, seconded by Marie Steidel, all in favor.

Robin Orban stated that CVPOA's "new administration building sign" was selected instead of property of the month.

### **Public Safety**

No report.

### **Policies & Procedures**

Vicky Bolton distributed the following policies & procedures:

1. Contract Administration
2. Assessment Payment & Penalties

MOTION to approve the above policies & procedures by Rick McCollum, seconded by Marie Steidel, all in favor.

### **Communications/Technology**

No report.

### **President's Comments**

Jerry Isaacs stated everyone is doing a good job.

### **Unfinished Business**

Discussion was held regarding a past motion that previous or current board members and employees of the management company may not count ballots for election of board of directors. Wording will be forwarded to our attorney for review. MOTION to add this section in our By-Laws was made by Vicky Bolton, seconded by Marie Steidel, all in favor.

### **New Business**

Marie Steidel distributed a summary of all cleaning proposals. MOTION to hire Citrus Maids to clean administration building was made by Vicky Bolton, seconded by Rick McCollum, all in favor.

Jerry Isaacs discussed proposals for repainting the signs at Oak Park Blvd. MOTION to hire Bud Sasada to repaint entrance signs was made by Vicky Bolton, seconded by Angela Tanzer, all in favor.

Jerry Isaacs discussed proposals for removing concrete pavers, etc. from greenbelt on Sweetgum Ct S. MOTION to hire Ninja Property Maintenance for removal was made by Rick McCollum, seconded by Vicky Bolton, all in favor.

Cost of surveying greenbelt between Mr. Dawson's properties was discussed. MOTION to hire a surveyor with a cost no higher than \$1500, was made by Vicky Bolton, seconded by Carol Busch, all in favor.

Jerry Isaacs discussed West Coast Landscape's proposal for beautification of old A-Frame property. MOTION to approve proposal was made by Rick McCollum, seconded by Carol Busch, all in favor.

Jerry Isaacs called for a ten-minute break.

Jerry Isaacs reconvened the meeting at 11:08 am.

Marie Steidel distributed revised budget. MOTION to approve budget was made by Rick McCollum, seconded by David Davenport, discussion – Carol Busch asked how are we going to notify owners of \$10 increase in assessment - Marie Steidel stated the information will be included under the Treasurer's Report in annual meeting packet - Marie Steidel also stated that this year just the "proposed budget" will be in annual meeting packet, motion approved.

Jerry Isaacs stated that our attorney, Anne Hathorn, will be attending our annual meeting.

Marie Steidel stated that Ed Kleppel has volunteered to take on the duties of Treasurer upon her term ending.

**Adjournment**

Jerry Isaacs adjourned the meeting at 11:30 am.

The next meeting will be held on February 16, 2018. This will be a regular Board of Directors meeting and will be held at the CVPOA Administration Building.

  
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Marie Steidel                      Secretary