

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

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
FRIDAY, FEBRUARY 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 Isaacs.

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

Present

Vicky Bolton	Rick McCollum
Carol Busch	Robin Orban
David Davenport	Marie Steidel
Jerry Isaacs	Angela Tanzer
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 January 19, 2018 by Marie Steidel, seconded by Jack Marshall, all in favor.

Public Comment

None.

Administration Report

Ellen Deppolder stated:

- Annual meeting packet is currently at printers and will be mailed to membership soon.
- Per Norah Hastings – there are only three (3) more lights left to be installed on Cypress Blvd W going towards Douglas St. – need more wire. This project has already been paid in full.
- The Annual Citrus Showcase of Homes, formerly the Parade of Homes, will be held February 16, 2018 thru March 4, 2018 and is requesting permission, as they have in the past, for the builders to place Showcase of Homes signage at and near their model home sites during the event. MOTION to approve participation in the Annual Citrus Showcase of Homes by Rick McCollum, seconded by Jack Marshall, all in favor.
- Gave update regarding resident falling in reception area. Jerry Isaacs stated the board will be looking into getting a handrail for outside step coming into the administration building.

Treasurer's Report

Marie Steidel reviewed report in packet. MOTION to accept report by Angela Tanzer, seconded by David Davenport, all in favor.

Marie Steidel stated that our previous auditor will no longer be doing association audits and we will need to find a new auditor by April 28, 2018 (30 days after end of our fiscal year).

Vice-President Report

Jack Marshall stated:

- Commended the staff on their good work with resident who fell in reception area.
- A copy of the footage of resident falling will be requested from our security company for our records.
- Discussed fire at home on Cypress Blvd W.

MOTION to accept report by David Davenport, seconded by Marie Steidel, all in favor.

ACB Report

Jack Marshall reviewed report in packet. MOTION to accept report by Rick McCollum, seconded by Robin Orban, all in favor.

Common Area Committee/Greenbelt & Trees

Jerry Isaacs reviewed report in packet. Jerry stated that David Davenport will be handling tree issues with him. MOTION to accept report by Jack Marshall, seconded by David Davenport, all in favor.

Deed Restriction Committee

Ellen Deppolder gave an update on the greenbelt restoration on Sweetgum Ct S.

Rick McCollum stated that Linda Green and Mark Green have volunteered to be on the Deed Restriction Committee. MOTION to appoint Linda Green and Mark Green to the Deed Restriction Committee by Rick McCollum, seconded by Marie Steidel, all in favor.

Rick McCollum reviewed report in packet. MOTION to accept report by Jack Marshall, seconded by David Davenport, all in favor.

Public Safety

Jack Marshall gave a verbal report. The next meeting of the committee will be held on March 7, 2018. MOTION to accept report by Rick McCollum, seconded by Marie Steidel, all in favor.

Policies & Procedures

Vicky Bolton distributed the following Policies & Procedures for review:

- P&P Number 003 Office Evacuation/Disaster Planning
- P&P Number 004 Board & Committee Meetings
- P&P Number 103 Common Area Maintenance

MOTION to accept the above Policies & Procedures for review was made by Jack Marshall, seconded by Robin Orban, all in favor.

Communications/Technology

No report.

President's Comments

Jerry Isaacs review report in packet. Jerry Isaacs stated that the erosion off Cypress Blvd W., driving in from Highway 19, and the street lights that are still out, driving in from Highway 19, will be discussed at the next monthly meeting with Ron Kitchen.

MOTION to accept report by Rick McCollum, seconded by Angela Tanzer, all in favor.

Unfinished Business

None.

New Business

The following two (2) proposals were discussed:

- Lights for CVPOA Admin Bldg. sign – there were two proposals – one from Thomas Electric in the amount of \$695 and one from Gaudette Electric in the amount of \$392. MOTION was made by Rick McCollum to select Thomas Electric, seconded by Marie Steidel, Jack Marshall and Carol Busch opposed, majority in favor.
- Move signs at the Greentree, Gatewood and Cypress Blvd E. entrances and pressure wash fences at all entrances – there were two proposals – one from D&J Fence in the amount of \$1,970 and one from Ninja Painting and Property Maintenance in the amount of \$1,600. MOTION was made by Rick McCollum to select Ninja Painting and Property Maintenance, seconded by Vicky Bolton, all in favor.

Adjournment

Jerry Isaacs adjourned the meeting at 10:26 am.

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



Marie Steidel

Secretary