

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

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
FRIDAY, MAY 18, 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

Ed Kleppel

Tim Miller

Carol Busch

Jack Marshall

Robin Orban

David Davenport

Rick McCollum

Angela Tanzer

Also present was Ellen Deppolder, CAM, and Geri Bond, VSC.

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

Approval of Minutes

MOTION to approve minutes from April 20, 2018 and April 30, 2018 by Vicky Bolton, seconded by David Davenport, all in favor.

Public Comment

Resident asked where they can read the minutes – was advised they are on CVPOA's website.

Jack Marshall asked if anyone received the recent Greenbelt Gazette regarding the deed restrictions revitalization – many people said no. Jack asked if staff would pass out copies of article to residents when they come in admin building.

Geri Bond discussed the following:

- To have a members' meeting or affidavit of consent for revitalization – Attorney Anne Hathorn said it was up to the board.
- Attorney Anne Hathorn recommends that the late fees and interest be waived until the revitalization process is completed. MOTION by Robin Orban to waive late fees and interest until the revitalization process is completed, seconded by Vicky Bolton, all in favor.
- A voting certificate, as stated in our by-laws, must be completed. If we change the by-laws removing this requirement before the MRTA package is sent out, it will be beneficial for the association. MOTION by Rick McCollum that a special meeting be called to revise the by-laws to remove the voting certificate requirement, seconded by Vicky Bolton, all in favor.

Discussion was held regarding appointing Carolyn Van Zant, CVPOA resident, to the Organizing Committee. MOTION was made by Vicky Bolton to appoint Carolyn Van Zant to Organizing Committee, seconded by Carol Busch, all in favor.

Items for Disposition

Approval of Resolution for bank signature cards: MOTION was made by Vicky Bolton to appoint the Officers of the Association, Tim Miller, Jack Marshall, Ed Kleppel, and Vicky Bolton as the signatures on all bank accounts, seconded by Carol Busch, all in favor. The prepared Resolution will be signed by the President and Secretary.

Attorney Rob Christensen contract – Vicky Bolton stated she doesn't think we should have a contract as Rob has worked for the association many years without one and he sent the association his agreement regarding Dolphin Stables. MOTION by Vicky Bolton to keep Rob Christensen as CVPOA's real estate attorney without a contract, seconded by Ed Kleppel, all in favor.

Administration Report

- Office very busy – audit is in process. They have requested many documents, reports, etc.
- The handrail that was installed damaged in front of admin bldg. has been replaced this week.
- Sent Reid an email regarding update re: electrician regarding floor box in conference room. He could not find them online. Board stated to postpone this work until further notice.
- Was advised by Norah that she is waiting on an estimate from Dirt Boys for sod and leveling at old A-Frame site. She also said Mrs. Evans requested that we get two pallets of mulch (\$500) cost to spread (\$175) total cost \$675. MOTION by Vicky Bolton to postpone any unnecessary expenses at this time, seconded by Carol Busch, all in favor.
- No monthly update from Rob Christensen because he thought he was at a "standstill" with contract – let him know when to start back up.
- Per Anne Hathorn's assistant, the documents should be ready next week. At that time, we will be able to get an approximate number of pages to begin getting some printing estimates.
- All of our vendor contracts are now in a binder – any ones missing were requested by vendor to send to us, along with copies of their insurance and license.

Treasurer's Report

Ed Kleppel reviewed report in packet. MOTION by Rick McCollum to appoint Marie Steidel and Diane Kleppel to Finance Committee, seconded by Ed Kleppel, all in favor. MOTION to accept report by Jack Marshall, seconded by Rick McCollum, approved.

Vice-President Report

No report.

ACB Report

Jack Marshall reviewed report in packet. Carol Busch resigned from committee. Mr. & Mrs. Bedinotti will be at the next ACB meeting and will let committee know if they will be

volunteering or not. MOTION to accept report by Ed Kleppel, seconded by Rick McCollum, all in favor.

Common Area Committee/Greenbelt & Trees

Discussion was held regarding Carol Busch chairing this committee. MOTION by David Davenport to appoint Carol Busch as chair and himself as vice chair, seconded by Vicky Bolton, all in favor.

David Davenport reviewed report in packet and Everett Nichols prior invoices. Discussion was held regarding meeting with Ken Morgan of KenJo's Tree Service for information regarding his fees, etc.

Deed Restriction Committee

Rick McCollum reviewed report in packet. Property of the month is 32 Corkwood Blvd per Robin Orban.

Public Safety

Jack Marshall review report in packet.

Policies & Procedures

Vicky Bolton – table discussion until next month.

Communications/Technology

No report.

President's Comments

None.

Unfinished Business

None.

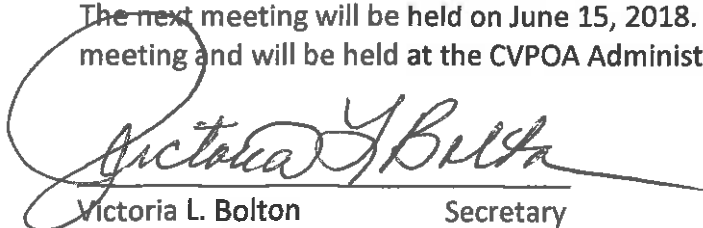
New Business

Resident communications – Angela Tanzer will be "CVPOA Spokesperson" on Nextdoor Sugarmill Woods regarding deed restriction revitalization.

Adjournment

Tim Miller adjourned the meeting at 10:56 am.

The next meeting will be held on June 15, 2018. This will be a regular Board of Directors meeting and will be held at the CVPOA Administration Building.



Victoria L. Bolton Secretary