

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

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, JUNE 15, 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.

Tim Miller stated that future board meetings will be held at the Sugarmill Woods Country Club until further notice.

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

**Present**

Vicky Bolton	Ed Kleppel	Robin Orban
Carol Busch	Jack Marshall	
Angela Tanzer	Tim Miller	

**Excused**

David Davenport	Rick McCollum
-----------------	---------------

Also present was Ellen Deppolder, CAM and Michelle Thomas, CAM.

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

**Approval of Minutes**

MOTION to approve minutes from May 18, 2018 by Vicky Bolton, seconded by Angela Tanzer, all in favor.

**Public Comment**

Many residents were in attendance at this meeting. Discussion, questions and answers, etc. were asked by residents and answered by Board concerning the expiration of Cypress Village's deed restrictions. Tim Miller also explained the process to have the deed restrictions revitalized (renewed).

**Items for Disposition**

- Reserve study: Ed Kleppel stated that the reserve study should be done by a professional in early 2019.
- MRTA title searches: Discussion was held regarding the title company's work so far, costs, etc. and that Villages Services report from TOPS will be acceptable for MRTA. MOTION by Vicky Bolton to discontinue title search and use VSC's report in TOPS for MRTA paperwork, seconded by Angela Tanzer, all in favor.

- Also contract: Discussion was held regarding the cost of staying in the contract with AlSCO versus cancelling the contract. We still have two more years on the contract which expires June 2020. If we cancel the contract now, we will save approximately \$1,000. MOTION by Robin Orban to cancel the contract, seconded by Carol Busch, all in favor.
- Appoint new ACB committee members: MOTION to appoint Lou Bedinotti and Lea Bedinotti as members of the ACB committee by Jack Marshall, seconded by Carol Busch, all in favor.

#### **Administration Report**

- Audit is in process. Should be coming to an end soon – still requesting documents.
- VSC Addendum (Non-contract expense) to be signed by CVPOA. Board requested this item be postponed until next month's meeting.
- US Mail Box outside CVPOA admin bldg. is a safety hazard with many cars backing up, etc. in front of building. Board approved that we could request post office to move the mail box.

#### **Treasurer's Report**

Ed Kleppel distributed and reviewed new report (report in packet had incorrect information). MOTION to accept report by Jack Marshall, seconded by Angela Tanzer, approved.

#### **Vice-President Report**

No report.

#### **ACB Report**

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

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

Carol Busch stated they received a lot of good reviews of the tree company, KenJo.

#### **Deed Restriction Committee**

Robin Orban reviewed report in packet. Property of the month is 11 Mastic Ct E.

#### **Public Safety**

Jack Marshall reviewed report in packet.

#### **Policies & Procedures**

Vicky Bolton – table discussion until next month.

#### **Communications/Technology**

Angela Tanzer stated she is monitoring several threads on the Next-Door Neighbor website. She requested in a post on said website for residents to send her their email addresses. Discussion was held about putting a "MRTA Timeline" on CVPOA's website.

#### **President's Comments**

None.

**Unfinished Business**

None.

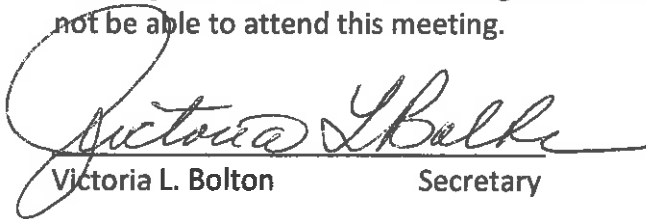
**New Business**

None.

**Adjournment**

Tim Miller adjourned the meeting at 11:05 am.

The next meeting will be held on July 20, 2018. This will be a regular Board of Directors meeting and will be held at the Sugarmill Woods Country Club. Vicky Bolton stated that she will not be able to attend this meeting.



Victoria L. Bolton                      Secretary