

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

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, NOVEMBER 17, 2017  
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**

Jerry Isaacs  
Rick McCollum  
Robin Orban  
Marie Steidel

Vicky Bolton  
Carol Busch  
Angela Tanzer  
Jack Marshall

**Excused**

David Davenport

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 October 20, 2017 by Rick McCollum, seconded by Robin Orban, all in favor.

**Public Comment**

Resident(s) commented on the following:

- Owner parking on grass at 5 Fig Ct E – Rick McCollum explained the process for sending out deed restriction violation letters.

**Administration Report**

Ellen Deppolder stated:

- Fence across from country club is in disrepair. Contacted owner's agent and they said we can proceed with having the fence repaired – asked for "before" and "after" pictures.
- Christmas kids – residents have picked up names for 26 needy children. The gifts will be delivered to the Citrus County Family Resource Center in Hernando.
- Many deed restriction violation letters were mailed.

- Filing project underway – should be completed by end of December.

### **Treasurer's Report**

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

### **Vice-President Report**

Jack Marshall gave verbal report.

### **ACB Report**

Jack Marshall reviewed report in packet. Jack stated that a Maronda representative will be at Monday's ACB meeting to discuss installing "model home" sign. MOTION to accept report by Rick McCollum, seconded by Marie Steidel, all in favor.

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

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

### **Deed Restriction Committee**

Rick McCollum reviewed report in packet. Rick asked what is the status with Advanced Disposal? Marie Steidel stated that a survey is being prepared by civic association and could take approximately six weeks. Robin Orban stated she does not have a "property of the month" yet. MOTION to accept report by Vicky Bolton, seconded by Marie Steidel, all in favor.

### **Policies & Procedures**

Vicky Bolton reviewed updated policies and procedures.

Vicky Bolton left meeting at 10:55 am.

### **Public Safety**

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

### **Communications/Technology**

Angela Tanzer discussed:

- Prepared new deed restriction violation letters.
- Prepared a list of FAQs for website – Angela will give questions to Ellen Deppolder to review/mark up.

MOTION to accept report by Rick McCollum, seconded by Jack Marshall, all in favor.

### **Nominating Committee**

Jack Marshall gave a verbal report.

Marie Steidel stated she is working with Michelle Thomas and Ellen Deppolder on the monthly financial reports.

Jack Marshall stated that the next meeting of the Nominating Committee will be on December 4, 2017 @ 1:00 pm.

Discussion was held regarding counting of the ballots. It was suggested that the Fining Committee count the votes with board overseeing the process. Discussion was also held regarding hiring a third party to count votes. It was agreed upon to "table" this issue until December's meeting to allow time for Ellen Deppolder to get the cost of hiring a third party to count the ballots. MOTION to "table" this topic until December's meeting by Rick McCollum, seconded by Carol Busch, all in favor.

### **President's Comments**

Jerry Isaacs gave verbal report and discussed the following:

- Christmas bonuses for staff.
- A-Frame area – we will not deposit leaves or branches on this site. Sodding will be done along walkway.
- Reminded everyone that the Christmas social is on December 20, 2017 and that the outside Christmas lights will be put up on Monday and volunteers are needed.
- Had a good luncheon with Villages Services.

### **Unfinished Business**

None.

### **New Business**

None.

### **Adjournment**

Jerry Isaacs called for a break at 11:38 am.

Meeting was re-convened. Jerry Isaacs discussed MRTA Act proposal.

Jerry Isaacs adjourned the meeting at 11:53 am.

The next meeting will be held on December 15, 2017. This will be a regular Board of Directors meeting and will be held at the CVPOA Administration Building.



Marie Steidel

Secretary