

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

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, August 17,2018  
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  
Carol Busch  
Angela Tanzer

Rick McCollum  
Jack Marshall  
Tim Miller

Robin Orban  
David Davenport

**Excused**

Also present was Michelle Thomas, CAM. and Ellen Deppolder, CAM  
Mark Green and Scott McKenny, Citrus County Code Compliance

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

**Approval of Minutes**

MOTION to approve minutes from July 20, 2018 by Rick McCollum, seconded by Robin Orban, all in favor.

**Special Guest**

Rick McCollum introduced Mark Green and Scott McKenny from Citrus County Code Compliance. They spoke on what items the county considers code violations that are enforceable.

**Public Comment**

Homeowners thanked the CVPOA board for the decision to hire a new management company as well as an attorney for the association. Homeowner spoke about the definition of grandfathering deed restriction violations that are occurring at this time while the restrictions are not enforceable. A homeowner questioned if CVPOA would be looking into damages against VSC, and past board members for their knowledge in the expiration of the deed restrictions.

**Items for Disposition**

- There are 4 interviews being scheduled for the treasurer's position.

### **Administration Report**

- Audit was completed and a copy can be picked up at the office.
- The office has been very busy. The letter from the new attorney has been mailed.
- The response to the by- law packet has been above the amount we receive from the annual package. The 100-dollar gift drawing will still be held at the special meeting September 12,2018.

### **Treasurer's Report**

No Report

### **Vice-President Report**

No report.

### **ACB Report**

Jack Marshall reviewed report in packet. There were 9 permits issued. MOTION to accept report by Vicky Bolton, seconded by Angela Tanzer, all in favor.

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

Carol Busch stated only trees that are dead and a possible threat to a home will be cut down. 51 Jamaica has installed 30' of vinyl fencing in the green belt. This matter is being addressed.

### **Deed Restriction Committee**

Rick McCollum reviewed report in packet. No zone patrols were done during the month of August. Currently there are 4 vacancies on the deed restriction committee. The committee will meet the first Wednesday in September to discuss the job description to possible volunteers. Property of the month is 11 Maidenbush Circle

### **Public Safety**

Jack Marshall reviewed report in packet. The sheriff will be enforcing the safety cone use of commercial vehicles in Cypress Village.

### **Policies & Procedures**

No Report

### **Communications/Technology**

Angela Tanzer stated the phone calls coming into the MRTA cell phone are all positive.

### **President's Comments**

Thank you to all the volunteers.

### **Unfinished Business**

None.

### **New Business**

- A motion was made by Jack Marshall, to lower the estoppel fee to \$ 175.00 seconded by Vicki Bolton, all in favor.
- A motion was made by Angela Tanzer, to accept the new contract with Qualified Property management, seconded by Rick McCollum, all in favor.

**Adjournment**

Tim Miller adjourned the meeting at 10:19 am.

The next meeting will be held on September 21, 2018. This will be a regular Board of Directors meeting and will be held at the Sugarmill Woods Country Club.

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Angela Tanzer                      Secretary