

Cypress Trails Homeowners Association, Inc.

Board Meeting | July 31, 2019 | 6:30 PM | Crosswater Hall

Meeting Minutes

Board Members

Terri Toth | Demere Mason | Rich Horvath

CALL TO ORDER	Meeting called to order at 6:32 PM.
ESTABLISH QUORUM	A quorum was established, all three Board members were present.
HOMEOWNERS PRESENT	45 of 295 homes were represented at the meeting.
PROOF OF NOTICE	Notification of meeting in compliance; signs put up at entrance and meeting posted on Facebook
ITEMS	
Approval of July 31, 2019 Minutes	<ul style="list-style-type: none"> • Terri motioned to approve minutes, second by Rich, passed 3-0.
Meeting Protocol	<ul style="list-style-type: none"> • Due to corruption issues in Florida government, some years ago the legislation passed a Sunshine Law requiring three things of all government meetings (including our HOA): <ul style="list-style-type: none"> ➢ Must be open to public and accessible to all ➢ Proper notice must be provided ➢ Minutes must be taken and promptly recorded and distributed Our meetings satisfy all three of these requirements. • Residents are at the meeting as observers, but we want their input. The last meeting got a bit out of hand with attendees arguing with one another. We ask that if you have a question or comment on an agenda item please wait to be recognized before speaking.
ARC Committee Report – ARC Changes	<ul style="list-style-type: none"> • The Board has observed that many residents have not read the ARC Manual. • Before the homeowner Board was put in place in 2017, the developer Board approved and also denied things that were not in the ARC Manual. These amendments will incorporate the things that the developer Board allowed and denied. It should be noted that some residents also made changes without asking for approval. • The Board decided to just move forward once the ARC Committee was put in place and not worry about the past. • The Board has recently worked to update the ARC Manual to provide corrections, clarifications, and incorporate changes discussed at prior meetings. Terri and Rich read the proposed amendment. Terri proposed that the amendment be accepted, Rich seconded, passed 3-0. • A resident then had a question about window frame color for a lanai enclosure: why did it have to be white if the home window frames were a dark color? The Board concurred with the comment and agreed to permit window frames that matched the house window frames. Terri proposed that the prior approval be withdrawn, Rich seconded, passed 3-0. Terri then proposed that the updated amendment be approved, Rich seconded, passed 3-0. The amendment will be effective Sept. 15, 2019.

Preservation Ownership and Permitted Activity

- Several residents have asked about who owns the preservation areas and what can be done in them. Rich presented a summary.
- The Davis family that started Winn-Dixie owned most of the land between Jacksonville and St. Augustine and from US 1 to the intercoastal waterway through its SONOC Co. LLC holding company.
- In the mid-1990s SONOC began work with its real estate development arm, The PARC Group, to be the master developer of a 13,300 acre tract about half way between Jacksonville and St. Augustine. This land would become Nocatee.
- The PARC Group worked with the state to set up the Tolomato Community Development District (CDD) for the Nocatee area in St. Johns County and the Split Pine CDD in Duval County. The agreement was finalized in July 2004. In 1980 the Florida legislature created CDDs to allow for the development of large-scale master-planned communities. CDDs are authorized to issue bonds to offset the initial costs and pass the debt payments on to residents through tax assessments. In 2004 the law did not allow a CDD to cross county boundary lines. A few years later the law changed and the two CDDs were combined.
- Split Pine Development LLC bought the land that would become Cypress Trails from SONOC Co.
- Split Pine started working with the St. Johns River Water Management District to agree on a development plan for the property relative to the preserve areas and drainage. The Conservation Easement (Permit No. 4-031-87432-132) was finally issued 9/1/16 to Split Pine. It defines what is allowed and not allowed in the preserve areas.
- Split Pine cleared the property, put in roads, and sold lots to the three builders (AV, Lennar, and Mattamy). Split Pine and the Builders appointed the initial HOA Board members.
- The three Builders built the model homes and sold lots/homes to the initial homeowners.
- Once over 90% of the lots were closed to homeowners, representatives of Split Pine and the Builders no longer needed to be the HOA Board. In 2017 an election was held to determine which homeowners would be the new Board members. The homeowner HOA then became owner of the preserve and responsible for ensuring all the requirements of the Conservation Easement are met.
- What is permitted in the preserve:
 - You can admire it
 - When the vegetation grows onto your property you can cut it back to your property line
 - If you see a dead tree that could fall on a homeowner property call the HOA or Matt. We are allowed to cut it down.
 - If you see vegetation that is on the List of Invasive Plant Species call the HOA or Matt. We are allowed to remove it.
- If anyone would like to see the permit, contact Rich and he can get you a copy.

	<ul style="list-style-type: none"> • A homeowner with property backing up to the preserve made the comment that often the last few feet of their land was very wet or had standing water. Matt suggested talking to their builder or a civil engineer.
Parking	<ul style="list-style-type: none"> • Several street parking issues have been observed: two cars parked on each side of the road in the same location, a car parked pointed in the wrong direction, and a car in the driveway but blocking the sidewalk. The first can prevent the passage of a fire truck and the other two are illegal. Please park in your driveway if possible. If you are not able to do so, do not park directly across from another car.
Neighborhood Watch	<ul style="list-style-type: none"> • Several residents have asked about setting up a neighborhood watch group. Terri noted that they needed to talk to JSO as this had nothing to do with the HOA.
Difference between HOA and CDD	<ul style="list-style-type: none"> • Matt described the differences between the CDD and the HOA. • The CDD is responsible for all the Nocatee common area like the water parks, the pools in the neighborhoods, and landscaping along the roads. David Ray is the main contact for the CDD. • The HOA is responsible for the Covenants, the ARC Committee, drainage, retention ponds, and the preserve in their neighborhood.
Cypress Trails Pool Island	<ul style="list-style-type: none"> • At the CDD meeting July 30 David Ray reported that the pool island will be removed after the 2019 swimming season.
JEA Lift Station Landscaping	<ul style="list-style-type: none"> • The JEA lift station landscaping at 458 Aspen Leaf has battery powered timers for the irrigation system. The batteries no longer provide power. Matt proposed replacing the batteries and improving the landscaping. The Board agreed to only change the batteries at this time with a cost not to exceed \$4K and see if the landscaping improves once irrigated again. Any of the \$4K not spent could be used for landscaping. Demere proposed accepting this agreement, Rich seconded, passed 3-0 • A resident noted that rock had been dumped in this area a few years ago and sod put over it; as a result the grass looks poor. Matt agreed to investigate; this might require removing the rock to improve the base for grass.
2020 Budget	<ul style="list-style-type: none"> • Only four residents have not yet paid their 2019 HOA dues. • Our financial position is very good. We have a reserve of \$34,500 which exceeds our goal. • A resident asked if there were any capital improvements that we could make. The Board responded that there were no proposals at this time. • A resident noted that he has observed non-Nocatee residents using the dog park and suggested that we could make this a card access controlled area like the pool. The Board agreed to investigate this with the CDD. • Demere proposed to accept the 2020 budget, Rich seconded, passed 3-0.
July 30 CDD Meeting Summary	<ul style="list-style-type: none"> • Rich provided a summary of the CDD meeting held the prior day: • Most of the discussion was relative to the CDD fees. They are made up of two parts: payoff of the bonds and Operation and Maintenance (O&M). Earlier this year the bonds were refinanced which resulted in an average \$75 per year

	<p>reduction. The CDD Board is now proposing an average \$60 per year increase for O&M to cover the increased landscaping costs; last increase was in 2014. The net is about a \$15 per year reduction per household.</p> <ul style="list-style-type: none"> • Some data presented: Nocatee currently has about 8,000 homes and 22,000 residents, 11,000 homes maximum expected; 62% of O&M goes to landscaping; CDD runs about 100,000 sprinkler heads – many are damaged weekly by being run over; there are over 600 CDDs in Florida. • Another Cypress Trails resident brought up a concern that people were driving golf carts in the grass area behind the CT dog park. David Ray agreed that this was not allowed and would look into putting up signs. • Rich had walked down to look at the area on the morning before the HOA meeting. He saw some ruts in the grass area behind the home closest to the entrance to the pool. A resident stated that this was due to the CDD maintenance crews. Rich agreed to contact David Ray about this.
Board Member Resignation	<ul style="list-style-type: none"> • Terri has decided to resign effective August 1 after being president for 2 and a half years. We thanked her for her service and wished her well. Rich will become the new president.
ADJOURNMENT	The meeting adjourned at 7:46 PM