

Cypress Trails Homeowners Association, Inc.

Board Meeting | October 24, 2018 | 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.
HOMEOWNERS PRESENT	21 of 295 homes were represented at the meeting.
PROOF OF NOTICE	Notification of meeting in compliance; signs placed at entrance.
ITEMS	
Approval of June 11, 2018 Minutes	<ul style="list-style-type: none"> Demere motioned to approve minutes, second by Rich, passed 3-0.
ARC Committee Report – Paint Book	<ul style="list-style-type: none"> Terri reported that the ARC was working well. Most requests are approved quickly. Some requests have been made to repaint homes a different color from the original scheme. The ARC has agreed that only paint schemes originally used by the three Cypress Trails builders may be used. The only other restriction is that you may not paint the same color as your immediate neighbors. This proposal will be put on the ballot at the next board meeting for acceptance by the homeowners. To show homeowners what colors are acceptable the ARC has put together a book showing all the allowed paint schemes. To see the book contact Terri. The colors do not copy well so it cannot be put on the internet. If you want to repaint your house the same colors as the original build no ARC approval is required.
Financial Report – 2019 Budget	<ul style="list-style-type: none"> Demere reviewed the year to date financials. All HOA members have paid their 2018 dues. We currently have a \$12K surplus, goal is to have at least \$20K in case we need to fund repairs to the drainage system. We expect to have an additional \$17K by the end of the year. A resident stated that the sidewalk around the dog park had some issues and wanted to know if this could affect our budget. Matt stated no as this is the responsibility of the CDD. Matt stated that an unexpected cost has been removal of dead pine trees in the preserve. If any of these are at risk of falling on someone's house the HOA proactively removes them once they are reported. One of the ponds off Aspen Leaf has an algae issue even though it has been treated several times. Matt requested funding to physically remove the algae. Demere approved up to \$1,000. There is a pending lawsuit against one resident for a non-compliant issue. This may require some funding. A request was made to approve the budget. Terri motioned to approve, second by Demere, passed 3-0.
Holiday Lights for Front Entrance	<ul style="list-style-type: none"> The HOA previously approved that the decorations would be non-denominational – lights, wreaths and poinsettias. Jerry Walter is the organizer of the volunteer group that will be installing and removing the decorations. These decorations are not funded by the HOA, but by resident donations. Anyone wishing to contribute can give their

	<p>donation to Jerry. Additional funds are required each year for maintenance and replacement.</p> <ul style="list-style-type: none"> • Jerry selected Saturday December 1 for the installation. Residents will be notified on Facebook and by email so they can join the group if they wish.
<p>Camera at Front Entrance</p>	<ul style="list-style-type: none"> • Shortly before the June board meeting there was an issue with doorbells being rung at night and the people then running off. This led to some discussion of should we install security cameras at the entrance. • Rich researched what it would take to install cameras and reported on what he had learned. • A company that specializes in this field came to Cypress Trails to make a proposal. They recommended installing a pole near the entrance with three cameras – one for the entrance lane, one for the exit lanes, and one to record license plates during exit. We would need to get an electrician to provide power to the equipment. Since there is no internet at the entrance the recording equipment would be in a locked box by the pole. The system only records when there is observed movement. If something happened the assigned person would need to go to the box, download the data to a thumb drive, and review it on their computer. We could lease or buy the system. Lease would cost \$2000 upfront and \$127/month. Purchase would cost \$6000 upfront and \$32/month. • The board members do not recommend that we install this type system. Reasons are: it provides a false sense of security, the system is known to have a high failure rate, and the crime rate is very low. • A resident asked if we had looked into a license plate reading camera from JSO. The board had not, but felt it would have the same issues as the system that was looked at. Note: At the Town Hall meeting Oct. 25 JSO reported that they did not have this capability. • A resident asked if Cypress Trails could become a gated community. Because of the way our entrance is designed this would be very costly and not practical.
<p>Builder Warranty Issue</p>	<ul style="list-style-type: none"> • Rich reported on a potentially serious issue he had discovered at his house. The lower fitting on the flexible gas line to the outside water heater was seen to be very heavily rusted. A neighbor retired plumber recommended that it be replaced. Before hiring a plumber Rich decided to see if the builder would replace it even though it was well out of warranty since it was clearly an installation issue. Within a few days after contacting the builder the company that originally installed the line came and replaced the line. • Other homeowners could have the same issue. If you would like more information please contact Rich.
<p>Cypress Trails Pavilion Use</p>	<ul style="list-style-type: none"> • A few months ago the board distributed some information on usage of the pavilion. • If you choose to rent it you are limited to 30 people (inadvertently stated as 20 at the meeting). One guest is permitted in the pool area per Nocatee pass. If you have more guests you are expected to purchase guest passes from Resident Services. • The HOA is allowed two free uses per year. The first one will be the Chili cookoff this Sunday. The board proposes having

	<p>some type of pot-luck in December to take advantage of our second free usage.</p>
CCR's enforcement	<ul style="list-style-type: none"> • Any non-compliance with the Declaration of Covenants and Restrictions for Cypress Trails is expected to be corrected within 30 days of notification unless an alternate plan is agreed to with the board. • Matt drives through the neighborhood twice per month to see if there are any issues. • In general compliance has been very good with the exception of one resident in non-compliance with the rocks used for mulch.
Set 2019 Annual Election Date	<ul style="list-style-type: none"> • Requests for nominations to the board will be sent out in January. • Election for the 2019 board members will be held the 3rd week of February.
Board Announcements	<ul style="list-style-type: none"> • The No Soliciting sign was installed at the entrance a few months ago. Cost was \$349. If a homeowner would like even more protection they can purchase a sign at Ace Hardware to put near their front door. • The speed limit signs were recently installed at each end of Cypress Trails Drive. Residents report they have seen some improvement. All streets in the neighborhood are covered by these signs. • Our city councilmember Danny Becton will hold a Town Hall meeting for all Nocatee Duval County residents Thursday October 25 at Crosswater Hall. All Cypress Trails residents are encouraged to attend. • A resident asked Terri what she had learned from the CPAC meetings. Her application has not yet been approved so she has not been able to attend any meetings yet.
Homeowner questions/comments	<ul style="list-style-type: none"> • Several residents were unhappy that our trash pickup day had been changed to Monday; this is a city decision over which the board has no control. • The main issue with this change is that some residents put their trash containers out early Sunday so they are visible all day. Residents are reminded that trash containers are not to be taken to the curb until dusk the day before pickup. • A resident noted that the yard waste pickup scheduled for each Wednesday sometimes does not occur until the weekend. This is a good subject to bring up at the Town Hall meeting. • A resident commented on an issue with having the Ponte Vedra Recorder newspaper being delivered when they were out of town. If you do not want the paper call them to stop delivery (it may take several calls). Otherwise have a neighbor pick it up for you. • Residents not picking up their dog waste continues to be a problem.
ADJOURNMENT	The meeting adjourned at 7:22 PM