

# Cypress Trails Homeowners Association, Inc.

Board Meeting | February 21, 2019 | 6:30 PM | Crosswater Hall

## Meeting Minutes

### Board Members

Terri Toth | Demere Mason | Rich Horvath

CALL TO ORDER	Meeting called to order at 6:34 PM.
ESTABLISH QUORUM	A quorum was established, all three members were present.
HOMEOWNERS PRESENT	37 of 295 homes were represented at the meeting.
PROOF OF NOTICE	Notification of meeting in compliance; emails and letters sent
ITEMS	
Approval of Oct. 24, 2018 Minutes	<ul style="list-style-type: none"> <li>• Terri motioned to approve minutes, second by Demere, passed 3-0.</li> </ul>
General Comments	<ul style="list-style-type: none"> <li>• Police presence – Officer Perri has been assigned to patrol our neighborhood and his shift is from 3-11 pm. You may see him parked by the pool doing his paperwork. All has been quiet recently; there are no known issues.</li> <li>• ARC noncompliance issue – At the last meeting the board reported that it was taking legal action against a homeowner that had installed unapproved color rocks for their mulch. There has been no change since the last meeting.</li> </ul>
ARC Committee Report – Paint Book	<ul style="list-style-type: none"> <li>• At the last HOA meeting Terri described a proposal for the acceptable colors to repainting the exterior of your house - only paint schemes originally used by the three Cypress Trails builders may be used. This proposal was on the ballot for this board meeting and passed 44 to 4. However, since there were not sufficient votes to be a quorum the board voted on the proposal. Terri proposed it be approved, Rich seconded, and the motion passed 3-0.</li> <li>• To show homeowners what colors are acceptable the ARC 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.</li> <li>• If you want to repaint your house the same colors as the original build no ARC approval is required.</li> <li>• One homeowner asked why this was necessary. They felt a homeowner should be allowed to paint their house any color they wanted. The board did not agree and replied that this rule was in place to protect our property values.</li> </ul>
ARC Committee Report - Landscaping	<ul style="list-style-type: none"> <li>• No submittal is required for changing landscaping in an existing flower bed or adding curbing around an existing flower bed.</li> <li>• Submittal is required for replacing the tree in the front yard flower bed or the tree near the sidewalk.</li> <li>• No additional trees are allowed in the front yard for a standard size lot. If you have a larger lot than normal and wish to add trees in the front or side yards a submittal is required.</li> <li>• Terri is working on an amendment to the ARB Manual. Details will be provided at the next meeting.</li> <li>• Five homes in the community have landscaping deviations from the approved ARB Manual. These were all done prior to the creation of the ARC Board.</li> <li>• If you wish to do something with your landscaping that does not meet the ARC requirements you MUST make a submittal.</li> </ul>

<p>Financial Report – 2019 Budget</p>	<ul style="list-style-type: none"> <li>• Demere reviewed the year to date financials. Most HOA members have paid their 2019 dues. We currently have a \$34K surplus, this exceeds our goal is to have at least \$20K in case we need to fund repairs to the drainage system for one of the retention ponds.</li> <li>• Demere noted that some residents have received phone calls where the caller claims that they have not paid their HOA dues. These calls are a scam; do not respond to them.</li> <li>• One homeowner stated that the balance should be clearly stated in the financial report. The board agreed. The funds are kept in a money market account that is owned by Cypress Trails.</li> </ul>
<p>Dog Waste</p>	<ul style="list-style-type: none"> <li>• There was a long and heated discussion about dog waste and some homeowners not picking it up as required. This is a violation of Jacksonville Municipal Code ordinance 462.301(b). The ordinance reads in part: <ul style="list-style-type: none"> <li>➢ Whenever an animal defecates upon any property not owned, leased, rented, or otherwise in the care, custody, or control of the animal's owner, the animal's owner shall immediately remove and properly dispose of feces.</li> </ul> <p>The entire ordinance can be found at the end of these minutes.</p> </li> <li>• Violators are subject to a \$250 fine. There is an affidavit that must be submitted by two people to report the violation. The affidavit can be downloaded from the Jacksonville COJ.net website or obtained from a board member. Please submit an affidavit when you see a violation.</li> </ul>
<p>Holiday Lights</p>	<ul style="list-style-type: none"> <li>• The board thanked Jerry for his great job in organizing the lights at the front entrance.</li> <li>• The board also thanked those homeowners that did a great job on the decoration of their homes.</li> </ul>
<p>CPAC (Citizens Planning Advisory Committees)</p>	<ul style="list-style-type: none"> <li>• Some time ago the board decided to have a Cypress Trails resident become a member of this Duval County sponsored committee so that we could be better informed and add our input.</li> <li>• Terri volunteered to be our representative, but has not yet made any progress in getting on the committee. Rich has agreed to take over this role.</li> </ul>
<p>Retention Ponds</p>	<ul style="list-style-type: none"> <li>• Several of the ponds have a significant algae issue. Matt suggested that we change the vendor to the same one used by the CDD as they are very satisfied with this vendor. This will result in a cost increase of \$75/month (\$425 to \$500). Rich proposed the change, Terri seconded, and the motion passed 3-0.</li> </ul>
<p>Street Parking</p>	<ul style="list-style-type: none"> <li>• Several street parking issues have been observed: two cars parked on each side of the road in the same location, a car parked in the curve of the road, a car parked pointed in the wrong direction. The first two can prevent the passage of a fire truck and the third is illegal. Please park in your driveway if possible. If you are not able to do so, do not park directly across from another car.</li> <li>• If you have a situation that requires street parking of a number of cars for some period of time let the board know or post on the Cypress Trails Facebook page.</li> </ul>

Street Lights	<ul style="list-style-type: none"> <li>The street lights are owned and maintained by JEA. If you see one that is out, report it to JEA by calling or going to their webpage. They will need to know the pole number of the light.</li> </ul>
TECO Poles	<ul style="list-style-type: none"> <li>A homeowner reported an issue with a TECO pole in an area maintained by the CDD. Matt said he would investigate.</li> </ul>
Golf Cart Sign	<ul style="list-style-type: none"> <li>The sign showing that Cypress Trails is a golf cart community was installed at the entrance about a month ago.</li> </ul>
Trash and Recycling Containers	<ul style="list-style-type: none"> <li>A homeowner reported that he has observed people putting their trash and recycling containers in the road on pick up day; this can block traffic. The containers are to be placed in the driveway at the curb, not in the road.</li> </ul>
Pavilion Area Upkeep	<ul style="list-style-type: none"> <li>A homeowner reported that some of the areas around the pavilion need painting and other improvements. Matt reported that this was already in the CDD plan for this year.</li> </ul>
Cypress Trails Pavilion Use	<ul style="list-style-type: none"> <li>The CDD owns the pavilion. Rental fee is \$200 if you want exclusive usage for the day. The HOA is allowed two free uses per year.</li> </ul>
Nocatee Membership	<ul style="list-style-type: none"> <li>A homeowner reported they had heard the residents of some surrounding apartment complexes were being allowed to use the Nocatee facilities. Matt stated this was not correct. It is possible for a nonresident to purchase a Nocatee membership, but the cost is about \$5000/year. A homeowner noted that only two families have done this.</li> </ul>
HOA Meeting Start Time	<ul style="list-style-type: none"> <li>A homeowner suggested that we might consider a different start time for the meeting in order to get more attendance. The board did not think it would help.</li> </ul>
ARC Board	<ul style="list-style-type: none"> <li>The ARC Board needs some new members. The Board meets the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month. If you are interested see Terri at the end of the meeting.</li> </ul>
HOA Board Annual Election	<ul style="list-style-type: none"> <li>Only 50 of 295 homeowners cast ballots for the Board member election. This was well short of the 30% (89) required. Since only the current Board members were on the ballot they will continue on the Board.</li> </ul>
ADJOURNMENT	The meeting adjourned at 7:33 PM

**Jacksonville Municipal Code**

**Chapter 462 Animals**

**Sec. 462.301. - General.**

- (a) Animals shall not be kept on property in a manner that causes any one or more of the following: creates unsanitary conditions; is a source of infestation by insects or rodents; creates physical conditions that endanger the health or safety of humans, that are detrimental to property values, or that tend to degrade the appearance of a neighborhood.
- (b) Whenever an animal defecates upon any property not owned, leased, rented, or otherwise in the care, custody, or control of the animal's owner, the animal's owner shall immediately remove and properly dispose of feces. The only exception is by permission of the property owner.

- (c) An owner shall remove and properly dispose of feces and other animal wastes on owner's property so as to avoid noxious and nauseous odors that are irritating, annoying or offensive to a person of normal sensibilities; or that are injurious to human, plant or animal life; or that reasonably interfere with the use and enjoyment of property.
- (d) No person shall maintain or feed any animal, domesticated or wild, in such manner that it: creates a nuisance; creates unsanitary conditions; is a source of infestation by insects or rodents; or creates physical conditions that endanger the health or safety of humans, that are detrimental to property values, or that tend to degrade the appearance of a neighborhood.
- (e) A violation of this Section shall subject the violator to a civil fine of no less than the amount designated in [Chapter 462](#), Part 18. Each separate incident is considered a separate violation. The animal control officer may cite the owner or custodian of such animal(s) for a violation of this Section when either the animal control officer has received, from two or more unrelated adult witnesses residing at different residences or one adult witness with a recorded video or photograph showing the alleged violation, a sworn affidavit attesting to the nuisance of the owner or the animal(s) pursuant to this Section, or the citing animal control officer has directly observed the commission of such nuisance.

(Ord. 2004-259-E, § 1; Ord. 2010-527-E, § 4; Ord. [2016-405-E](#), § 1)