

Cypress Trails Homeowners Association, Inc.

Board Meeting | July 25, 2020 | 10:00 am | Cypress Park

Meeting Minutes

Board Members

Rich Horvath /Flo Chiarotti / Marie Fulop

CALL TO ORDER	Meeting called to order at 10:07 am
ESTABLISH QUORUM	A quorum was established, all three Board members were present.
HOMEOWNERS PRESENT	40 of 295 homes were represented at the meeting.
PROOF OF NOTICE	<ul style="list-style-type: none"> • Notification of meeting in compliance; 338 emails sent via Communication Committee with 23 rejected. • Meeting was posted to the new HOA Website • In addition signs were put up at the entrance and the meeting was posted on Facebook.
APPROVAL OF PRIOR MEETING MINUTES	Rich motioned to approve minutes from the February 25, 2020 board meeting, seconded by Marie. Passed 3-0
BOARD UPDATE	
Architectural Review Committee	Residents have been very busy making improvements to their homes; submittals this spring have been double that of prior years. The Manual was updated to incorporate all approved revisions and reissued May 1, 2020. Rich presented revision 1 to the May 1, 2020 manual for approval: 1) In the Exterior Color Plan paragraph add allowance for any front door color to be used with any color scheme and to clarify that approval is not required to repaint with existing colors; 2) In the Covered Porches paragraph change the section title, add dark bronze as an allowable window frame color and clarify requirements for an optional partial wall; 3) In the Landscaping paragraph clarify that pine straw is an acceptable mulch and add beige rock as an acceptable mulch. Flo motioned to approve and Marie seconded. Passed 3-0. The approved revision will be added to the HOA website.
Communication Committee	New HOA Website (cypresstrailshoa.com) and Facebook page were created, as well as new Communication Committee. Marie heads the committee and introduced Larry Kaiser as our new website creator and maintainer. The old HOA website was costing \$600 a year and the new website cost the HOA \$70 with a considerable savings. A new HOA Facebook page was created by Robyn Kaiser for information purposes and to avoid gripe sessions that were occurring on other neighbor created Facebook pages. Elizabeth Levesque was introduced, she had written the Cypress Trails News Letter. Carlos Roman was also introduced as part of the Communications Committee, but he was not present. Marie reminded everyone that a communications form was left at everyone's door so that communication preference can be updated. Out of 295 homes only 110 forms have been returned. Communications also utilized BCM email updates. All new information will be posted to new website which residents can also use to ask questions. Board Members are able to be reached through the communication website as well as individual email addresses.
Neighborhood Watch Group	Marie introduced the neighborhood watch group to the

	<p>community as well as the committee that consists of Tony Nunziato, Joe Irek, Mark Gupton, Nancy Mortensen, Richard and Debbie Stout. There have been several meetings among the new watch committee and a color coded map was created. Each committee member keeps watch over their designated section and reports back if anything seems out of the norm. Marie did advise that the committee is not security, but another way to keep the community safe and secure. Mark Gupton will be our liaison to help appoint a JSO officer to our neighborhood. Marie will be setting up a fraud prevention seminar. Inquiries and information can be sent to WatchingCypressTrails2020@gmail.com.</p> <p>A request was made for camera or plate reader at the entrance as well as the possibility of CT becoming a gated community. Rich advised that the Cypress Trails entrance was not designed to be gated and Marie advised that a security camera or plate reader have not been shown to be a deterrent for crime. It would be looked at a later date. Conversations were had for a CT search and rescue subcommittee and the Community watch committee will discuss it. Wellness checks were discussed as what JSO does during a check. Tony advised that we cannot become complacent. We must be diligent with the safety of our homes and neighborhood.</p>
Financials	<p>Marie advised that the community is in great financial shape. As of 07/31/2020 our total liabilities and assets are at \$110,649.45. Current member equity is at \$59,015.15 which is our unallocated funds and current year net income is at \$46,879.16, which means we are in great shape. We have no long term liabilities. Matt advised that we can mail out the financials if requested. It was advised the importance of building up equity is in the event we have a major repair cost such as storm water drains. Since the neighborhood started, the HOA dues have not increased. Marie has also advised that she has done research on the Sunshine law, Statue 720 and 617, as well as Roberts Rule of Parliamentary since being voted in the HOA. A resident had a suggestion regarding creating a planning committee for the potential excess funds for CT. We are in good shape to improve or beautify other areas of the community if the residents want to present ideas to the board via email.</p>
Lakes Algae	<p>The Board approved the cleaning of the algae in the pond by installing barriers on our ponds and then adding sterile carp. The price for the barriers was \$1700 and the carp are \$5 - 9 each with about 10 fish per pond. Rich advised that this summer is hotter than normal and that is maybe why we have more algae than normal. Please advise the board if anyone sees any individuals cutting grass around the pond and throwing it into the ponds. As always no fishing is allowed in any of the ponds. We do have a company who maintain our ponds and the new fish barriers. A resident has suggested we use Tilapia in the ponds and advised we would look into it. Please note Nocatee has its own company to maintain CDD ponds as well.</p>
The roles of BCM and HOA	<p>BCM works for the HOA. They pay bills, collect funds and handle all the administration work. If someone contacts BCM regarding a problem, BCM is required to reach out to the Board to correct the problem. It is easier to reach out to the Board directly.</p>

Zoom Meetings	Rich has reached out to various other HOA's within Nocatee regarding Zoom meetings during quarantine. Out of 10 HOA's. 4 of the other HOAs were able to have a successful Zoom meeting. CT HOA presently do not have emails for over 40% of the Community and assume most of them would not be able to join a Zoom meeting. Many other HOAs have been using the pavilions for their HOA meetings. Matt advised that Crosswater Hall is open again for use and we will probably no longer need to utilize Zoom. It was also mentioned from Larry Kaiser that Facetime Live can be utilized as well through our Facebook page. The problem with Facetime Live and Zoom is we cannot verify identities.
Events Committee	Due to Covid-19 many planned events have been altered, cancelled or postponed, the Events Committee still ear marked these events in the hopes of having at a later date. The Events Committee consists of Mark Gupton, Jeanne McBean, Jackie Picchione, Eileen Crawford, Jacqueline Tuquero, and Marsha Williams. The BYO Meet up at the Pavilion has been moved to October 2 nd . The Cypress Trails Restaurant of the Month as well as the Mahjong/Canasta club has been postponed to October 2020 as well. The book club will still proceed, but via Zoom. Other events that are in the works are Donut Day, Game/Poker Night, Polar Plunge, Mardi Gras, Pie Contest, as well as flower planting event. We are also planning Dancing in the Park, Cultural Night as well as our annual holiday celebration. Also reminded our residents the opportunity to participate in the Ponte Vedra Cultural Arts Center for further safe outings for the family. Cypress Trails would like to thank Cronin Ace Hardware for donating gifts to our yard of the month winners. Reminder that November 7 th will be our community yard sale if Covid-19 restrictions are lifted. If anyone would like to see a certain event take place, please do not hesitate to reach out to Events at flocthoa@gmail.com.
Open Forum	<ul style="list-style-type: none"> • Several residents requested that the Holiday lights at the front entrance be done to have a more professional look and they would be ok with the HOA funding the effort. The Board agreed to evaluate this suggestion. • A resident made a request to allow his work van that has a vinyl advertisement on the side to be parked at his residence. This may violate section 8.7 of the Covenants. Rich advised the resident to make a formal request to the ARC. • Rich also advised not to feed alligators.
Adjourned	12:08 pm