

Cypress Trails Homeowners Association, Inc.

Board Meeting | February 23, 2021 | 6:30 pm | Crosswater Hall

Meeting Minutes

Board Members

Rich Horvath / Flo Chiarotti / Marie Fulop

CALL TO ORDER	Meeting called to order at 6:32 pm
ESTABLISH QUORUM	A quorum was established, two Board members were present and the third was on Zoom.
HOMEOWNERS PRESENT	31 homeowners were represented in person and 21 on Zoom.
PROOF OF NOTICE	<ul style="list-style-type: none"> • Notification of meeting in compliance: 170 emails sent and a letter was mailed to all 295 households. • In addition signs were put up at the entrance February 18 and the meeting was posted on Facebook.
APPROVAL OF PRIOR MEETING MINUTES	Rich motioned to approve minutes from the November 5, 2020 Board meeting, seconded by Marie, passed 2-0
BOARD UPDATE	
Architectural Review Committee	<p>The Committee has been meeting regularly as planned with a continuing significant number of submittals. In November there was a change in the committee membership – Michael Jones was replaced by Kaye Sodenkamp.</p> <p>In the last few months several people decided to remove the tree in their front yard near the sidewalk. This is not permitted per the Architectural Review Manual, but per the Covenants any tree can be removed if the diameter one foot above ground level is less than 6 inches. Rich had a meeting with the HOA lawyer today to discuss; the Covenants take precedence in this situation. The Board prefers that residents follow the Architectural Review Manual by keeping their front yard trees. The only way to ensure the front yard trees remain in place is to modify the Covenants. Rich agreed to take a poll / survey to determine the community interest as a change to the Covenants requires 2/3rds of the households to approve it.</p> <p>The Covenants can be found on the HOA website – cypresstrailshoa.com.</p> <p>In late 2017 a resident replaced their mulch with beige rock, which was not approved at the time. Letters to the residents did not result in any resolution. At the June 2018 Board meeting a request was made for mediation and then a lawsuit if required; this was approved. Sometime later in 2018 a lawsuit was initiated. In mid-summer 2019 an agreement was finally reached and the residents agreed to remove the rock by October, which they did. In mid-2020 the Board approved beige rock and the Board learned that the bags for the rock that was installed said the rock was brown. As a result of this finding and the approval of beige rock, the Board proposes that the delinquent balance (~\$1.4K) due to the lawsuit be dropped. Rich motioned to approve, seconded by Marie, passed 2-0.</p>

Nocatee HOA Presidents Group	<p>This group had their third meeting on January 23. Ten of the 18 HOAs that are now members were represented. Subjects discussed were:</p> <ul style="list-style-type: none"> • Workshop meetings - Some HOAs have meetings between official Board meetings to help coordinate activities. They are announced so residents can attend, Q&A is allowed, but no voting can take place. We will use this process going forward. These meetings would be held less than once per month. • Police presence - Two HOAs hire off-duty police to patrol their community. Tickets are written for speeding, parking violations, and illegal golf cart operation. Based on her experience Marie is skeptical of the benefit so we are not planning to do so at this time. • St. John Paul II Catholic Church is now a JSO stop station, but they are not there very often. In the near future the St. Johns County police will use it also. • July 4th fireworks – The three HOAs that sponsored and funded a 4th of July fireworks show last year near Town Center provided an update of their plans for 2021. They must move to a different location, but expect a bigger show. At this time we have decided to not join them to help fund the show. Since several of our residents already put on a nice display we asked the CDD about having our own show at Cypress Park, but we told that would not be allowed. • Nocatee HOA comparison – Several residents have commented that we should have more than 3 Board members. We now have data for more than 25 HOAs in Nocatee; only two have more than 3 Board members. In addition only three have dues that are lower than our dues.
Citizens Planning Advisory Committee (CPAC)	<p>After taking many months off due to COVID, this city organized group restarted in-person meetings in January. Interesting things learned so far: the Duval County libraries increased their open hours on Feb. 1, and a new fire station will be built in E-Town. JSO provided a reminder to not leave valuables visible in your car and always lock it.</p>
Financials	<p>Marie noted that the community continues to be in great financial shape. As of 12/31/2020 our total assets are \$117K, we have no long-term liabilities, and member's equity is \$59K.</p> <p>The road damage on Aspen Leaf Drive was recently repaired by the city. They found a leak in the storm drain. All the work was done at no cost to the HOA.</p>
Neighborhood Watch Committee	<p>Marie shared that JSO Officer Campbell has been assigned to patrol our area. He is scheduled to meet with us on March 8 at 7 pm at the pavilion.</p>
Communication Committee	<p>Marie and Elizabeth are the only current members on this committee so they are looking for volunteers to join them to help prepare the Newsletter; intent is for it to be published quarterly.</p> <p>Larry put the HOA website together, but will be stepping back from active management. He will remain available to help.</p>
Events Committee	<p>COVID continues to prevent most events except for yard of month (YOM) judging. There were many excellent holiday</p>

	<p>lighting displays.</p> <p>Feedback on the new fountain in the front pond has been overwhelmingly positive. After resident request, Flo has been researching the addition of a bench near the fountain. She reached out on the Cypress Trails Facebook page to get some feedback and it was very positive. Based on this input the Board proposed installing two single benches with concrete bases. One would be placed on the far right side of the pond facing the fountain (away from the residences) and the second bench placed near the pond across the road from Cypress Park. Each bench and cement base cost approximately \$1600.</p> <p>A resident came forward to share their concerns with a bench near the front pond: loitering of non-residents creating a safety concern and increase in littering. Several other in attendance were in agreement. Based on this new input the Board agreed to table the discussion for the evening and take a survey to gage the community interest.</p>
<p>Preserve</p>	<p>The area around the second pond from the entrance has seen some misuse in the last few months – someone drove their SUV around the pond and got stuck, two people put their X-mas tree in the pond, and someone put up a tent in the preserve and was feeding the deer. None of this activity is allowed per the permit issued by the St. Johns River Water Management District. The minutes from the July 2019 meeting provide an explanation of how the HOA Board became responsible for the preserve and the permitted activity.</p> <p>A resident raised the issue of water standing in their back yard near the preserve. Rich is aware that this is a problem for many homeowners and has been gathering data from residents. Plan is to discuss with the St. Johns River Water Management District to see if they can offer any advice on how to improve this situation.</p>
<p>Snake Alley (Passage between Gray Wolf and Aspen Leaf)</p>	<p>Rich recently learned the history of this area. Before Aspen Leaf was paved it was an easement to allow JEA access to the lift station. When Aspen Leaf was paved it was mistakenly paved. Because trucks continued to use it, the residents requested that posts be put up to prevent vehicle traffic.</p> <p>The sidewalk in this area had become very dirty so the HOA recently had it power washed.</p> <p>The area is irrigated, but some of the system does not work. A resident noted that part of the system runs too frequently. Rich proposed that we have someone come in to check it out and repair as needed. Estimated cost is less than \$1K. Rich motioned to proceed, Marie seconded, passed 2-0.</p> <p>Since this area is an easement and not part of the preserve we have the ability to make it into what we want it to be. We could elect to do nothing or go so far as to remove the paved area and add trees / bushes / flowers / benches. Matt provided a quick estimate on what a full irrigation system might cost. A resident shared he was aware of a system that might be less expensive. One resident suggested lighting in the area. The Board requests volunteers to lead a committee to propose a plan.</p>

OPEN FORUM	<p>A resident noted that some concrete and gravel had recently been dumped in the preserve in the area of the Gray Wolf cul-de-sac at the end of snake alley. Rich will investigate and ensure the material is removed.</p> <p>The same resident commented that an area along the paved area had been damaged by some resident construction projects last year. Rich has already discussed with the residents that owned the projects about the repair work needed.</p>
ELECTION OF NEW BOARD	<ul style="list-style-type: none"> • Matt stated that only 60 ballots had been cast; this is well short of the required 30% (89) for a quorum. This results in the existing Board remaining in place. • Matt requested that the new candidate, Chad Sigmon, introduce himself and provide a short description of his background and why he wanted to be a Board member. • Flo Chiariotti formally resigned her Board position. The Board thanked Flo for her year of service as vice-president and head of the Events Committee. • Rich motioned to add Chad to the Board, Marie seconded, passed 2-0.
ADJOURNMENT	Meeting was adjourned at 7:49 pm
New Board positions	Rich will remain president, Marie the VP, and Chad the treasurer.