

CYPRESS HEAD MASTER HOA
c/o Clifton Management, Inc.
1326 So. Ridgewood Avenue, Ste. 14
Daytona Beach, FL 32114

BOARD OF DIRECTORS' MEETING MINUTES

Cypress Head Master HOA
March 16, 2021 – 6:00PM

CALL TO ORDER/ROLL CALL: The meeting was called to order at 6:00 PM by President, J. Taylor. The quorum was established by the presence of: Jane Taylor, President, Tom Campion, Vice President, Robert Minogue, Secretary, and Kathy Sciano, Director. Sherry Clifton (CAM) was present on behalf of Management. Those present rose for the Pledge of Allegiance. Resignation received from Jean McMahon. Motion made by K. Sciano, seconded by T. Campion, to appoint Mike Keesee as Director, for 1 of 2 vacancies (02/2023); motion carried.

RESIDENT PARTICIPATION: None.

APPROVAL OF AGENDA: A motion was made by K. Sciano, seconded by T. Campion, to approve the agenda as presented; motion carried.

READING OF THE MINUTES: A motion was made by K. Sciano, seconded by T. Campion, to waive the reading and for approval of the Board Minutes of January 19, 2021 and February 11, 2021; motion carried.

STATUS OF ACCOUNTS: J. Taylor provided a verbal report and written balance sheet showing total reserve and operating balance(s) of \$988,111.85 (02/21). CDs are not being renewed and rolling into money market due to low interest. There are 3 owners in arrears by 2 quarters. Motion made by T. Campion, seconded by K. Sciano, to approve the financial reports as presented; motion carried.

MANAGER'S REPORT: Written (02/21-Present) report was provided to the Board of items completed or in progress.

UNFINISHED BUSINESS:

*WoodHaven Consultant: Project monitored by Finley Engineering on behalf of the HOA. D. Hunter followed up with City recently regarding the on-going FDOT Interchange discussions.

*Landscaping Medium Project A/Landscaping CSP Project B: D. Hunter provided scopes for project which were sent to multiple vendors. 2 responded correctly. Motion made by T. Campion, seconded by K. Sciano to approve Higher Standards in the amounts of \$2000/\$5500 per scope provided; motion carried.

*Repair Cracked Entrance Granite: Recent company to provide proposal recused itself from project. Board and management to continue to seek a vendor for this project. Management to forward measurements to Board.

*Clubhouse Roofing: ARC selected tile choice. Management to obtain schedule or permitting and replacement from Walker Roofing/John Banks.

*Pickle Ball/Tennis Courts: A report was received of cracking of the current surface. After review, it was noted that after 4 years cracking was evident. Proposals reviewed for resealing and overlay of pickle ball on tennis court. Motion made by K. Sciano, seconded by T. Campion, to approve Nidy Sports in the amount of \$9,468 (\$10,000) to repair, resurface, and restripe; motion carried. Management to schedule and review shading options.

*Entryway Electrical: R. Minogue is working with Joe Wiggins, of Economy Electric. Currently reviewing existing wiring to prepare a schematic, new outlets at each wall, adding circuits and new boxes if needed.

NEW BUSINESS:

*Special Elections/Clubhouse: The clubhouse will be closed April 12-14, 2021.

*Pressure Cleaning Projects: Proposals received. Management to have scheduled/completed following roof and entryway way project completions.

COMMITTEE REPORTS:

*ARC: Tony Delmonte present on behalf of ARC. Motion made by K. Sciano, seconded by R. Minogue, to appoint Marietta Krilov to the ARC; motion carried. 28 submittals received. 6392 Longlake sent to legal for injunctive relieve regarding driveway. 6286 Paradise Island sent to legal for failure to provide original paint sample for-repainting project.

BOARD MEMBER REMARKS:

*Request newsletter put in reminder that there is a vacancy on the Master BOD.

*T. Campion appreciated those members working on irrigation solutions.

NEXT MEETING: April 20, 2021 @ 6:00PM

ADJOURNMENT: Motion made by K. Sciano, second by T. Campion, to adjourn the meeting (6:50PM); motion carried.