

# 2018 ANNUAL MEETING MINUTES

Cypress Trails Homeowners Association, Inc.

*Annual Meeting | February 20, 2018 | 6:30 PM | Crosswater Hall*

## Board Members

Terri Toth | James Mason

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### Item:

<b>CALL TO ORDER</b>	Meeting called to order at 6:31 PM by Terri Toth
<b>ESTABLISH QUORUM</b>	No quorum was established thus the board will remain the same for 2018 (Terri Toth & James Mason) with appointing Rich Horvath at the next board meeting
<b>MANAGEMENT PRESENT</b>	Matt Ciupak & Blaine Anderson represented BCM Services
<b>PROOF OF NOTICE</b>	Notification of meeting in compliance. 14 day notice out to the homeowners

### ITEMS:

#### BCM SERVICES ROLE

- Matt discussed CDD vs. HOA
- Matt reviewed the year end financials
- Association manager is on property at least twice a month
- Violation letters are on a 3 letter system than will be sent to the HOA Attorney
- Spring letter to be sent to all owners with some friendly reminders about living in a deed restricted community

#### ARC

- Garbage Can enclosures criteria
- Landscape Rocks or Lava must be Red or Brown
- Guide can be found on <http://cypresstrailshoa.info/>

### OPEN FORMUM

- Discussion about St Johns vs. Duval Police and Fire.
- Speed limit Signs requested through COJ (630-City) throughout the HOA
- New ARC Board Committee volunteers for 2018, serving a one year term.
- Landscaping around the fountain pond at pool & the buffer plants- (After meeting Matt was able to get the CDD to agree to handle this which has been completed)
- Holiday decorations discussion & votes
- CDD Park issues- such as broken dog drinking water fountain, holes at dog park, broken lights, and what appears to be a

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camera in the parking lot. (Later found out this is temporary lights until the parking lot lights are fixed.)

- Board will nominate 1 person to be a Board member, Rich Horvath.

**ADJOURNMENT**

Meeting adjourned at 7:32 PM