

Cypress Trails Homeowners Association, Inc.

Board Meeting | August 14, 2021 | 9:00 am | Cypress Park

Meeting Minutes

Board Members

Rich Horvath / Marie Fulop / Chad Sigmon

CALL TO ORDER	Meeting called to order at 9:05 am
ESTABLISH QUORUM	A quorum was established, all Board members were present
HOMEOWNERS PRESENT	17 homeowners were represented in person.
PROOF OF NOTICE	<ul style="list-style-type: none"> • Notification of meeting in compliance: 174 emails sent and a letter was mailed to 121 households. • In addition, signs were put up at the entrance August 10.
APPROVAL OF PRIOR MEETING MINUTES	Rich motioned to approve minutes from the February 23, 2021 Board meeting, seconded by Marie, passed 3-0.
BOARD UPDATE	
Architectural Review Committee	<p>The Committee has been meeting regularly as planned with a continuing significant number of submittals.</p> <p>A number of people have been installing sitting walls on their patio extensions and wanting to add trees / shrubs along their property line. The Architectural Review Manual provided no guidance on either of these subjects so Revision 2 of the current Manual was drafted to cover both of these. A third change was also added to cover the pruning of trees along the sidewalk due to the number of complaints the Board receives about trees partially blocking the sidewalk. Rich presented the changes for approval. A resident suggested that the revision be more specific on the tree clearance height over the sidewalk. Another resident suggested a standard door height of 6'8". The Board agreed and this change will be incorporated. Rich motioned to approve the revision, seconded by Marie, passed 3-0.</p> <p>The Covenants and Architectural Review Manual can be found on the HOA website – cypresstrailshoa.com.</p>
Nocatee HOA Presidents Group	<p>This group had their fourth meeting in May. Eleven of the 20 HOAs that are now members were represented. The major subject discussed was:</p> <ul style="list-style-type: none"> • July 4th fireworks – A number of other HOAs had decided to join the three HOAs that sponsored and funded a 4th of July fireworks show last year. The leader provided a planning update. The CDD agreed that the show was going to be a part of the Nocatee events for the day. <p>Note: At the February meeting we shared that Cypress Trails had decided to not join since several of our residents already put on a large show. If a number of residents would like us to join for 2022 we can do so. Our contribution would probably be \$1,000.</p>
Citizens Planning Advisory Committee (CPAC)	Interesting things learned in the recent meetings: JSO reports that crime rates are relatively stable in our district, but they always provide a reminder to not leave valuables visible in your

	car and always lock it. Guns continue to be stolen from cars.
Financial Update	<p>The community continues to be in great financial shape. As of the end of July we are under budget by \$15K for the year and we currently have \$98K in cash with a balance of \$50K expected by year end.</p> <p>Four homeowners have not paid their 2021 dues; two are working on payment, but the other two have not responded to several reminders to do so. BCM requested approval to turn these two over to collections. Rich motioned to approve the request, seconded by Marie, passed 3-0.</p> <p>The Board has put together the budget for 2022. There are only a few minor changes from the 2021 budget and these were reviewed by BCM. Rich motioned to approve the budget, seconded by Marie, passed 3-0.</p>
Neighborhood Watch Committee	<p>JSO Officer Jorge Cabrera met with us on May 26 at 6:00 pm at the Pavilion. He shared details of a neighborhood watch program, basic crime prevention tips, and answered questions.</p> <p>Two Neighborhood Watch signs were recently installed on Cypress Trails Drive by JSO at no cost to the HOA.</p>
Communication Committee	There was enough important information in June and July that the Board distributed an update at the end of each month.
Events Committee	Due to several circumstances the committee has not yet started the yard of month (YOM) selection in 2021. Marie agreed to take over leadership of this committee.
Preserve	<p>The HOA recently had signs installed around the neighborhood to remind people to stay out of the preserve areas.</p> <p>A few times a year someone reports hearing gunshots in the preserve. Possession of hunting weapons is not allowed in the preserve except by law enforcement personnel. The CDD reported that they do hire someone to hunt pigs, but he does not use a gun.</p> <p>A resident noted he had observed a bat house at the edge of the preserve; the Board is aware of this and does not have an issue with it.</p> <p>A resident asked if the Board had met with the SJRWMD relative to the flooding and dying trees in the preserve; this meeting has not happened yet.</p> <p>A resident asked if it was acceptable to plant trees in a bare area in the preserve; we responded that it was not.</p>
Cypress Park	<p>In the days just before and after July 4th there were two evenings when a large group of teenagers decided to have a party at the pavilion and pool. One required the police to remove them and both resulted in a lot of trash in the area.</p> <p>These events resulted in some questions on pavilion and pool usage. The CDD provided the following information:</p> <ul style="list-style-type: none"> • Currently the pool gate can be opened with your Nocatee card from 6 am to 8 pm. These times change during the year as dawn and dusk change. • The pavilion is available until 11 pm with some exception until

	<p>midnight.</p> <ul style="list-style-type: none"> • The pavilion bathrooms are unlocked from 6 am to 8 pm. You can access them with your Nocatee card from 8 to 10 pm. From 10 pm to 6 am there is no access. • In July the CDD installed cameras at the pavilion for increased security. They are responsible for monitoring the cameras. • If you see an issue in the pavilion / pool area when it should be closed, please notify a Board member so that we can contact the CDD. If the activity is clearly illegal, please also call JSO. <p>The CDD has requested the Board to inform the community that the dumpster at Cypress Park is for CDD use only. The Board has received complaints from residents the last two years about trash on the ground around the dumpster.</p>
<p>Community Improvements: - Benches - JEA Easement Area – Butterfly Path</p>	<p>At the February HOA Board meeting there was discussion about installing a bench near the front pond so residents could sit and enjoy the fountain. Several residents spoke up at the meeting to state that they did not want the bench. The Board agreed to put out a survey to get the feel of the community. The survey results showed that most residents did not want a bench, so the effort was stopped.</p> <p>The grass in the JEA easement area near the lift station was looking very poor this spring. The following actions were taken since then: the area was aerated and reseeded locally, and the irrigation system was inspected, cleaned, and readjusted.</p> <p>The same survey about the bench had a few questions about making landscaping improvements to the JEA easement area near the lift station. There was enough interest that the Board set up a committee to investigate further. The committee has been meeting the last few months and has developed a landscaping proposal. The Board held a meeting at the Pavilion on August 7 for residents to review the proposed plan and ask questions. The design of the Butterfly Garden had just been completed the night before so the cost estimate for it had not yet been finalized. The overall plan was well received by the residents that attended. The updated estimated cost is \$9,800 for the plants and installation. First step is to submit an application to JEA for their approval. To maintain the new plants the Board would like to set up a Landscape Committee. This committee could perform the periodic work or hire some of it out. Initial estimate for this annual cost is \$650, but this depends on how much is done by the committee. Rich motioned to approve the proposal - JEA application submittal and funding, seconded by Chad, passed 3-0.</p> <p>Rich recently met with the landscapers to discuss how to further improve and maintain the grass in this area. They agreed to use a smaller lawnmower to reduce damage to the turf. They made a recommendation for weed treatment in the fall, fertilize in the spring, reseed a month later, and then fertilize in the fall. Cost is less than \$100 per treatment. This work has been approved.</p>
<p>OPEN FORUM</p>	<p>A resident with a lot on a pond noted that people will cross his property to fish in the pond. In the past the Board has published that these ponds are private property so you must get the</p>

	<p>owner's permission to access one of these ponds. Fishing is not prohibited, but also not encouraged due to the presence of alligators. Any fish that is caught should be released; they are not considered safe to eat.</p> <p>A resident asked if it would be possible to select colors not in the color book for repainting the exterior of her house as she could not find colors she wanted; the response was no. We did inform her that there were 4 color schemes that were not originally in the book, but have now been added.</p>
ADJOURNMENT	Meeting was adjourned at 10:10 am