

# Cypress Trails Homeowners Association, Inc.

Board Meeting | February 17, 2022 | 6:30 pm | Crosswater Hall

## Meeting Minutes

### Board Members

Rich Horvath / Marie Fulop / Chad Sigmon

CALL TO ORDER	Meeting called to order at 6:32 pm
ESTABLISH QUORUM	A quorum was established, two Board members were present, one in person and one on Zoom.
HOMEOWNERS PRESENT	35 homeowners were represented in person and several on Zoom. 11 proxies were mailed in to BCM.
PROOF OF NOTICE	<ul style="list-style-type: none"> <li>• Notification of meeting in compliance: 256 emails sent and a letter was mailed to 121 households.</li> <li>• In addition, signs were put up at the entrance February 14.</li> </ul>
APPROVAL OF PRIOR MEETING MINUTES	Rich motioned to approve minutes from the August 14, 2021 Board meeting, seconded by Marie, and the motion was approved 2-0.
BOARD UPDATE	
Architectural Review Committee	<p>The Committee has been meeting regularly as planned with a continuing significant number of submittals.</p> <p>The vast majority of residents do a great job of maintaining their property and following the guidelines as defined in the Covenants and Architectural Review Manual, however there are always some exceptions. We have one resident that has made several unapproved changes over the last year and a half; these changes have also caused damage to his neighbor's property. The Board has tried working with this resident and we had our attorney send him two letters, all with little improvement to the situation. We also tried to get help from the city inspectors; they agreed there was a problem; but declined to help. The last step is a lawsuit, but before this we are required to request mediation; this was done in September. He initially indicated he would agree to mediation, but then did not follow through. Therefore the Board had a meeting with the HOA attorney on Feb. 11 and voted to initiate a lawsuit against this resident. We expect it will be served in early March.</p> <p>The Covenants have a provision to allow the Board to assess a fine against residents that do not abide by the Covenants or Architectural Review Manual. However, this requires establishment of a fining committee. We have not done this as there has been little need to do so. Several other Nocatee HOAs have a fining committee and the Board believes that it is time that we establish one also. This committee will require three volunteers that are completely independent from the HOA Board. We will provide more input on this in the future.</p> <p>Some very sad news to report – one of our residents - Kaye Sodenkamp - died last week. Kaye had also been a member of the Architectural Review Committee for the last year. We will miss her and her input to the meetings. Unfortunately it also</p>

	<p>means Rich needs a volunteer to replace her.</p> <p>The Covenants and Architectural Review Manual can be found on the HOA website – <a href="http://cypresstrailshoa.com">cypresstrailshoa.com</a>.</p>
Nocatee HOA Presidents Group	<p>This group had two meetings since the last HOA Board meeting, with the last one in January. Eleven of the 20 HOAs that are now members were represented. The major subject discussed that affects residents was:</p> <ul style="list-style-type: none"> <li>• July 4<sup>th</sup> fireworks – A number of other HOAs have decided to join the three HOAs that sponsored and funded a 4<sup>th</sup> of July fireworks show last year; we have decided to also join to help support our community events. The event leaders have decided to charge a flat rate of \$6 per household; this will decrease as more HOAs commit. Our contribution will be \$1770 maximum.</li> </ul>
Citizens Planning Advisory Committee (CPAC)	<p>Interesting things learned in the recent meetings:</p> <ul style="list-style-type: none"> <li>• JSO reported that crime in 2021 was up relative to 2020, but about the same as 2019. They always provide a reminder to not leave valuables visible in your car and always lock it. Guns continue to be stolen from cars.</li> <li>• 2022 is the 200<sup>th</sup> birthday for Jacksonville. There will be events to celebrate this milestone.</li> <li>• A new fire station is being built in E-Town.</li> <li>• Population in our district grew quite a bit in the last 10 years so the district will be reduced in size during the redistricting required by the 2020 census.</li> <li>• The lack of curbside recycling is often discussed. The mayor just announced it will resume April 4. Our new pickup day is Tuesday so our first pickup will be April 5.</li> </ul>
Financial Update	<p>The community continues to be in great financial shape. Homeowner equity increased by \$5,600 from the end of 2020 to the end of 2021.</p>
Neighborhood Watch Committee	<p>Nothing to report.</p>
Communication Committee	<p>Several past members of this Committee have dropped off for various reasons. Anyone interested in helping out should contact Marie.</p> <p>The HOA website has been very unreliable recently. The Board is working with the website administrator to understand why and improve the situation. The website was working at the time of the meeting.</p>
Events Committee	<p>Several women in the neighborhood coordinated the Holiday golf cart parade and meet with Santa and Mrs. Claus on December 12. It was well attended so we will make sure to repeat in 2022.</p> <p>If anyone has suggestions for other events please discuss with a Board member.</p>
Preserve	<p>Rich recently contacted SJRWMD relative to the flooding and dying trees in the preserve. He was advised to meet with the storm water management company that performed the engineering for our neighborhood. Rich and BCM are working to set this meeting up.</p>

<p>Community Improvements: - JEA Easement Area – Butterfly Path</p>	<p>The Butterfly Path project has made good progress. Brush was cleared along the length of the preserve in September. The first phase of plantings – 42 trees and shrubs - was completed in early December. We also mulched around the lift station at this time. In February we cleared the area for the Butterfly Garden and installed the irrigation system. We also addressed a few irrigation problems in other areas. In late February we will start the soil improvement and path installation. The plants will be put in during the March time period.</p>
<p>Dog Cancer Committee</p>	<p>In September 2021 the McIntosh family on Aspen Leaf put a post on Facebook about their dogs dying prematurely of cancer. In late September we held a meeting at the Pavilion to discuss this issue. We decided to set up a committee to understand the cause and to propose a solution. Marie and Amber McIntosh were the leaders of this committee. Amber provided a summary on what they have learned.</p> <p>Due to lack of data available, it is impossible to prove or disprove that there are higher rates of dog cancer in the Nocatee area or 32081 zip code, but Cypress Trails is not the only subdivision in Nocatee that has questioned this.</p> <p>The committee is working on a pamphlet or booklet that explains the most common pesticides and herbicides and their dangers to dogs and humans in layman’s terms.</p> <p>With some of the pesticides being used, it’s not just the drift that spreads the chemicals to neighboring lawns. Many of these chemicals are volatile, meaning they can become a gas in warmer temperatures and spread further distances for longer periods of time. So, it really is important to have as many neighbors as possible commit to more natural alternatives.</p> <p>The chemicals that are being used on the common areas are safer choice chemicals. They are not 100% natural, but they are not nearly as bad as the chemicals some companies are putting on our lawns.</p> <p>When you notice a problem in your yard (cinch bugs, etc.), it is best to spot treat and not treat the entire lawn.</p> <p>With many of these pesticides and herbicides, the pests and weeds grow an immunity to them, so it can be a waste of money to continue their use.</p> <p>The University of Florida has a Florida Friendly Horticulture program and the Duval County representative can come out to speak with us about the program and things we can do to lessen our dependence on harmful chemicals. This includes:</p> <ul style="list-style-type: none"> <li>• Having our soil tested (at no charge)</li> <li>• Getting the pH and nitrogen balanced</li> <li>• Proper calibration of our sprinklers/watering</li> </ul> <p>When all this is done, and we have the “skeleton” of our lawn healthy, we should only have to treat our lawns once or twice a year. We are currently trying to set this meeting up on a Saturday in March. The meeting can be recorded for those unable to attend.</p> <p>We can also present a list of natural companies in the area and can try to negotiate a quantity discount for the neighborhood.</p>

<p>OPEN FORUM</p>	<p>A resident asked about where dogs were allowed to relieve themselves while being walked along the sidewalk. The Jacksonville Municipal Code states that if a dog defecates on someone property other than their own, the owner must immediately pick it up. As a common courtesy, dog owners should not be allowing their dog to urinate or defecate in another resident's flower beds; keep them close to the sidewalk. If anyone would like to see the city code on this subject, please contact Rich and he will send you a copy or go to the COJ website and search for code section 462.301.</p> <p>Another resident commented on the excessive speed of cars, especially on Cypress Trails Drive. Residents are reminded that the speed limit is 30 mph and there are many children in the neighborhood. Another resident asked about installing speed bumps; Rich asked the city traffic department about this a few years ago and was told we were not eligible to have speed bumps installed.</p> <p>A resident asked why there was no centerline painted on our streets. Rich reminded the group that the streets belong to the city; the HOA has no role in maintaining them.</p> <p>A resident commented about how late into the night some residents continue to shoot off fireworks on July 4<sup>th</sup> and other occasions. He requested that shortly before each of these occasions that residents be reminded to be courteous to their neighbors by cutting off the fireworks at a reasonable time.</p>
<p>ELECTION OF NEW BOARD</p>	<p>No one submitted a nomination to be a Board member. Rich and Marie have agreed to continue serving for an additional year, but due to other commitments Chad has not. Therefore we need a volunteer to nominate themselves to be the third Board member.</p> <p>Paul Naranjo volunteered to join the Board. Rich made a motion to accept him on the Board, Marie seconded, and the motion was approved 2-0. The Board thanks Paul for agreeing to join us.</p>
<p>ADJOURNMENT</p>	<p>Meeting was adjourned at 7:44 pm</p>
	<p>After the meeting one of the attendees came forward to volunteer to fill the empty slot on the Architectural Review Committee. Rich accepted her offer.</p>