

Cypress Trails Homeowners Association, Inc.

Board Meeting | February 27, 2024 | 6:30 pm | Crosswater Hall

Meeting Minutes

Board Members

Rich Horvath / Paul Naranjo / Tom Roberts

CALL TO ORDER	Meeting called to order at 6:35 pm
ESTABLISH QUORUM	A quorum was established, three Board members were present.
HOMEOWNERS PRESENT	38 homeowners were represented in person. 22 proxies were provided to BCM.
PROOF OF NOTICE	<ul style="list-style-type: none"> <li>Notification of meeting in compliance: a letter was mailed to all 295 households.</li> <li>In addition, signs were put up at the entrance February 22.</li> </ul>
APPROVAL OF PRIOR MEETING MINUTES	Rich motioned to approve minutes from the September 12, 2023 Board meeting, seconded by Tom, and the motion was approved 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>We are proposing a revision to the Architectural Review Manual. The changes are:</p> <ul style="list-style-type: none"> <li>Add an alternate garbage can enclosure design. Three of this design have already been installed in the neighborhood.</li> <li>Add clarification that you have a week to install and then remove holiday decorations before and after the period they can be lit.</li> <li>Add timing requirements for Halloween decorations.</li> <li>For all other holiday lighting add the current requirements in the Covenants document.</li> </ul> <p>Rich read the revision; a resident proposed that the allowance for installation and removal of decorations should be two weeks; this was accepted. Another resident proposed that the other holidays should be specifically identified; Rich suggested that this could be developed in the next few months and added at the next meeting. Rich made a motion to approve the revised amendment, seconded by Paul, and the motion was approved 3-0.</p> <p>A resident commented that they had observed homeowner landscaping that was potentially not allowed, but tastefully done. Rich agreed to review with the resident to see if additional changes to the Manual were appropriate.</p> <p>Over the last few months Rich has been working with Sherwin-Williams to update the external paint color book and it is now complete. There are two copies: one will be held by someone on the Board and can be borrowed while the second will only be available for viewing at the Nocatee Sherwin-Williams store. The new book maintains all the original color schemes and adds options for trim and front door colors. Unfortunately, the garage</p>

	<p>door colors are not shown on each scheme, but are identified in the tables at the front of the book.</p> <p>There have been three cases in the last year where a realtor installed a very large For Sale sign that does not meet our requirements. If anyone has any idea of how we can be more proactive to prevent these signs, please let Rich know.</p> <p>The Covenants and Architectural Review Manual can be found on the HOA website – <a href="http://cypresstrailshoa.com">cypresstrailshoa.com</a>.</p>
<p>Nocatee HOA Officers Group</p>	<p>This group had two meetings since the last HOA Board meeting, with the last one in January. Fourteen of the 30 HOAs that are now members were represented at the most recent meeting. The major subjects discussed that affect residents are:</p> <ul style="list-style-type: none"> <li>• July 4<sup>th</sup> fireworks – Planning for the 2024 show is underway. A total of nine HOAs provided financial support for the 2023 show: our contribution was \$1500. The organizer is determining which HOAs will provide support for 2024.</li> <li>• In November we met with two representatives from IQ Fiber to learn about their product and see how we could get them to install their system in our neighborhoods. They recently informed Rich that they were getting ready to start working the neighborhoods north of the Nocatee Parkway. First steps are system design and obtaining county permits. It likely will take until next year until installation begins in Cypress Trails.</li> </ul> <p>A resident shared that they had experienced significant sod damage when other companies had performed utility work in their yard and he was therefore concerned about damage from IQ Fiber’s work. The IQ Fiber representatives had shared that they were very mindful of this concern and take every effort to ensure it is not a problem.</p>
<p>Citizens Planning Advisory Committee (CPAC)</p>	<p>Interesting things learned in the recent meetings:</p> <ul style="list-style-type: none"> <li>• Admission to the Museum of Contemporary Art (MOCA) downtown is free the last Friday of the month if you show your library card.</li> <li>• At the meeting in November the representative from JSO shared with us how you can register your security camera with JSO. This is a new public safety program to help identify the location of cameras that could help JSO in the event of an incident. There are two levels of registration: Level 1 - Register your camera and Level 2 - Integrate your camera. At level 1 JSO will not have any access to your data until they ask for it and you agree to give it to them. At level 2 JSO will have access to your camera feed in the event of an emergency in your area. For more information and registration go to <a href="http://connectduval.org">connectduval.org</a>.</li> <li>• At the January meeting JEA discussed their progress in taking septic tanks out of service. They had completed about 350 at that time.</li> </ul>
<p>Financial Update</p>	<p>The community continues to be in great financial shape. Homeowner equity increased by \$11,474 from the end of 2022 to the end of 2023; end of 2023 value was \$63,020.</p> <p>At the last Board meeting we reported that three homeowners were late in paying their HOA dues. The Board approved hiring a collection agency to address this, however, none of them have paid</p>

	to date. As of early February, about 38 homeowners had not yet paid their 2024 dues.
Neighborhood Watch Committee	<p>The neighborhood has been quiet.</p> <p>At a prior meeting we shared that we are required to meet with the sheriff's office at least once a year to maintain our status as an active Sheriff's Watch Neighborhood. Several of the committee members and Rich have talked to JSO officers to set this meeting up, but our efforts to date have not been successful.</p> <p>Joe Irek provided an update on our go-forward plan. Since this committee has several retired police officers, they will run the meeting themselves. Joe has set up a meeting for Saturday March 16 at 2 pm at the Pavilion.</p>
Communication Committee	Last fall Lisa Kees updated the resident directory and we uploaded it to the Cypress Trails Facebook page; thanks to her for taking on that task. If anyone would like to help support this committee, please talk to a Board member.
Events Committee	<p>The chili / rib cookoff was held Nov. 5<sup>th</sup> and the holiday golf cart parade / cookies with Santa on Dec. 3. Both were better attended than in 2022. If anyone would like to help support this committee, please discuss with a Board member.</p> <p>Yard of the month (YOM) – This effort went very well in 2023. The Board is very thankful to the four ladies that are running it.</p>
Florida proposed Legislation on HOAs	<p>The Florida legislature has proposed a number of bills this year that impact HOAs:</p> <p>HB 173: HOAs to contribute 15% of income to their community.</p> <p>HB 1203: When and how HOAs can fine residents.</p> <p>HB 431: Reduce cap on fines from \$1000 to \$500</p> <p>HB 1243: Requires managers to be more visible</p> <p>HB 59: Posting of rules and covenants</p> <p>HB 293: Acceptance of hurricane protection changes</p> <p>SB 426: Creates HOA Ombudsman</p> <p>HB 595: State to create database of HOAs</p> <p>HB 627: Disclosure requirements for prospective purchasers</p> <p>HB 979: Prohibit HOAs from charging for estoppel certificates</p> <p>Only HB 173 is a concern as it would impact our finances. The other bills would have little to no impact.</p>
Community Improvements: - JEA Easement Area – Butterfly Path	Since we had a fairly mild winter the butterfly path and garden did not experience plant die off like the prior winter. In the next few weeks, we will have a weeding party to prepare the areas for mulching.
OPEN FORUM	Mailbox repair – Several times per year Rich is asked what a homeowner should do if their mailbox or post is damaged. A very similar mailbox can be obtained from Home Depot or Ace Hardware. For post repairs / replacement Rich has always told the resident to call the phone number on the inside of the mailbox and never received any negative feedback. Nancy shared on

	<p>Facebook her recent negative experience with the company – Mailbox Solutions – and Rich asked her to provide more detail at the meeting. She found that the company products were very expensive and shipping costs excessive. One of her neighbors was able to repair her issue with some epoxy. This would probably not work for every problem. Another resident shared that the mailbox is fastened by several screws into a piece of wood that will rot out after a few years. Replacing this piece of wood will make the mailbox more stable.</p> <p>A resident suggested that we put a message board near the entrance to inform residents of upcoming events. This was explored a few years ago, but no action was taken. Rich recently asked the president of the Kelly Pointe HOA if he thought their message board was helpful; he did not. Rich agreed to look into this subject again. Lisa said that it did not take much effort to put a notice in every mailbox when she requested input for the resident directory and she was willing to do the same to spread the word about events.</p> <p>Several residents stated that the Cypress Trails website had not been working for the last few weeks. Rich said he would get with the administrator to fix it.</p> <p>A resident asked about the possibility of installing a library book-sharing box in the community. Rich shared that at least one other Nocatee neighborhood has had one for several years. He agreed to work with the resident to set one up in Cypress Trails.</p> <p>A resident asked how to report a street light that is not working. Rich stated that the street lights belong to JEA and to report it to them by calling or going to their website. Another resident reported they had done that and were told that JEA did not service our area (which is obviously incorrect). Matt went into the JEA website and verified our area is covered in their system.</p> <p>Several residents asked how close the new community to the north of us would be to Cypress Trails and what would be built there. A resident had emailed Rich a few months ago to ask the distance question; Rich responded that it was about 300 feet. Since this area is being developed by the PARC Group we assume that it will contain a mixture of housing and light retail. Note: after the meeting Rich looked at the information that he had been previously provided. The community will cover an area of 11,000 acres and has been zoned for multi-use which would cover housing and light retail. The closest their property line comes to a lot in Cypress Trails is 378 feet; that lot is on Old Carriage Court.</p> <p>A resident asked if we could have the sign at the front cleaned; we agreed to look into it. Note: the sign was cleaned a few days after the meeting.</p> <p>A resident asked who owned the first pond along Valley Ridge Blvd towards Timberland Ridge as they had seen people fishing in it and trucks parked on the grass. Rich stated that it was the CDD.</p>
ELECTION OF NEW BOARD	<p>No one not currently on the Board submitted their nomination to be a Board member. Therefore, the present Board will remain in place. However, we would like to see if anyone is interested as one member would prefer to resign.</p>

	Tom Cullen raised his hand to say he was interested. Rich asked him to introduce himself to the group. Paul announced his resignation as he had recently become very busy with a work assignment; we thanked him for his service. Rich made a motion to appoint Tom to the Board, Tom seconded, and the motion was approved 2-0.
ADJOURNMENT	Meeting was adjourned at 7:39 pm