

CYPRESS BEND BOARD OF DIRECTORS
Regular Meeting

Wednesday, January 25, 2012
10:30am – Cypress Bend Cabana

MINUTES (unapproved)

Attending:

Bob Olyphant
Roger Loftis
Sheila Sawyer
Alice Newman
Eileen Vici
Linda Harris
Sue Bailey (absent)

Justin Kadtko, Leland Management

The meeting was duly posted by Sheila Sawyer.
A quorum of the Board was established.
Meeting was called to order at 10:29am.

Agenda

Pool Pump/Timer: Bob Olyphant noted the current pool pump produces water flow in excess of the permitted flow allowable by the County. A recent inspection cited Cypress Bend for excess flow rate of 180gpm, approximately 30 gpm's higher than it should be. He turned the discussion over to Roger Loftis for more information on the options available.

Roger reviewed numerous reports he acquired while researching the issue, including a FPL Business Evaluation to identify cost-saving suggestions. He noted the highest cost is with our pool pump.

The Association's pool vendor, Matthew with Pristine Pools, suggested a new pool pump with variable speed. Since the pool pump is currently working and has a few years left, it was suggested to look into a timer to reduce the amount of hours the pump runs.

Bob recommended that the Health Department be contacted to verify the county restrictions and requirements. Justin Kadtko, Leland Management, will follow-up with the county to obtain that information.

Justin will also obtain quotes on timers that can be used with the Association's pool.

FPL Evaluation: Based on FPL's cost-evaluation study, it was also recommended that some lights be changed to more energy-efficient bulbs. For example, the spotlight by the pool equipment can be upgraded to a CFL bulb for savings to the Association.

Maintenance Items: There were some maintenance items discussed, including pine needles in the North Gutter of the cabana area and touch-up on the front signage.

Justin is currently interviewing companies to find a suitable handyperson available to do this type of work. Unfortunately, the current vendor is unable to continue servicing the community, due to conflict of interest.

Also discussed: fence at 1253 Cypress Bend Circle in disrepair, resurfacing of pool floor and electrical issues on the entrance island.

Landscaping: Justin met with Tim from M&M Landscaping prior to the meeting and reviewed the condition of the property. Presently, there are no major issues and M&M will continue to keep management updated on any issues that might arise.

Miscellaneous: The financials will be reviewed to identify how much money is available for pool repairs.

Logins for the Pristine Pool website will be acquired for the Board.

Next Meeting: TBD.

Meeting adjourned at 11:20am with a motion by Linda Harris and 2nd by Eileen Vici.

Respectfully Submitted,

Justin Kadtko, LCAM
Community Association Manager
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