

***** **MINUTES** *****

**CYPRESS BEND HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING**

**HELD JANUARY 18, 2010 AT 10:00 A.M. at the Pool Cabana,
1211 Cypress Bend Circle, Melbourne, FL 32934**

- I. **Call to Order** – The meeting was called to order at 10:00 a.m. by President, Ron Carter, who chaired the meeting.
- II. **Certification of Quorum/Roll Call** –The Board members present were: Ron Carter, Linda Harris, Roger Loftus, Sheila Sawyer, Trish Burrows and Robert Olyphant. There is one vacancy. The six members present constituted a quorum. Lisa Clawson was present representing Sentry Management.
- III. **Proof of Notice of Meeting** – Ron confirmed notice of the meeting had been duly posted by Sheila in accordance with Florida law.
- IV. **Disposition of Unapproved Minutes** – Bob motioned to waive the reading of the 10/26/2009 minutes and to approve as written. Linda seconded, all in favor.
- V. **Manager's Report** – Lisa discussed problems with electrical at entrance had been reported as fixed. Linda believes there may still be problems. Lisa discussed recent cold snap, effects on plants and grass and how landscapers will proceed. Reported that annual meeting notices have been mailed and 5 proxies have been returned to date. Coupons for 2010 went out and have minimal calls from owners who did not receive theirs. Reported violation letters which have been sent out concerning boats, cars, personal items in yards and concerns about numerous calls on a particular home. A homeowner was recognized to speak who wished to voice her concerns about that home. Sheila discussed procedures for calling the police and code enforcement, as well as Neighborhood Watch involvement. Lisa discussed the acid feeder heads for pool which were replaced, review of Sheila's emails about the newsletter and FPL guest speaker. Lisa distributed copies to Board of new fee structure letter from Clayton and McCullough.
- VI. **Treasurer's Report** – Sheila reported on the December financial statement and motioned that the report be approved. Linda seconded and all were in favor.
- VII. **Officer's Report** – Sheila motioned to distribute one more newsletter which would state that the future newsletters could be obtained on the website, though they would deliver newsletters to anyone requesting one and post at the bulletin board. Roger seconded and all in favor. Sheila noted that she purchased the door stop for the cabana door and Bob and Roger will handle the installation of same.
- VIII. **Committee Report's** – See Officer's report. Linda discussed the theft of some Christmas decorations.
- IX. **Old Business:**
 - A. **Delinquency status/letters-emails** – Lisa discussed updated A/R report. There were not emails or letters.
 - B. **Violations** – Trish discussed wanting to put together a more specific list of violations. Sheila noted that there is one on the website. Was discussed that the list be included in the next newsletter to remind Homeowners of the basic declaration guidelines.
- X. **New Business:**
 - A. **FPL Speaker for April Meeting** – Sheila is arranging for a representative from FPL to come to the April 26, 2010 meeting at 7:00 p.m. to discuss ways to save and conserve electric.
 - B. **Cabana Maintenance** – Bob discussed the cracks appearing on pool deck and lack of any response from Majestic Pools. Bob motioned to purchased vinyl grill covers for both grills. Linda seconded and all in favor.
 - C. **Annual Meeting Discussion/Preparation** – Discussion of upcoming annual members meeting on January 25, 2010 and election of directors and officers.
- XI. **Invitation to those present to address the Board** – Spoke in manager's report.
- XII. **Adjournment** –There being no further business to discuss Bob motioned to adjourn the meeting. Linda seconded and all in favor. The meeting was adjourned at 11:24 a.m.