

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

**CYPRESS BEND HOMEOWNER'S ASSOCIATION
BUDGET/BOARD OF DIRECTORS MEETING
HELD October 12, 2009 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 10:05 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, Sue Bailey and Robert Olyphant. Trish Burrows was absent. 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 and Lisa confirmed that the notice was also properly mailed to owners of record in accordance with Florida law.
- IV. **Disposition of Unapproved Minutes** – Sue motioned to waive the reading of the 09/14/2009 minutes and to approve as written. Sheila seconded, all in favor.
- V. **Treasurer's Report** – Sheila reported on the status of the September financials. Bob motioned to accept report given, Linda seconded and all in favor.
- VI. **Manager's Report** – Lisa reported that additional letters had been received from account 000603 stating that they had spoken with Sheila. She said she had not spoken with them. Lisa stated she had not sent reply letter yet about moving forward with collections, but would do so this week. Lisa discussed violation letters sent, Bright House checking out internet problems, and Lawn Police working on landscaping.
- VII. **Officer's Report** – Ron thanked Sue for her years of service and Sue gave a farewell. Sheila accepted the added position of Secretary until a replacement is appointed or elected. Bob reported that Majestic has still not come to look at cracks and chips on pool decking. Lisa to follow up again.
- VIII. **Committee Report's**–Roger reported that the new door closure is working well. Sheila and Linda reported that the garage sale went well.
- IX. **Old Business:**
 - A. **General** – Bob motioned to purchase a smoker cigarette receptacle from Peachtree. Sheila seconded. Sheila will check into cost of signs concerning picking up of pet waste.
 - B. **Delinquency status/letters-emails** – Linda motioned that Association Foreclosures automatically be processed when an account reaches \$1,000.00 with the exception of accounts 000612 and 000308 which Lisa is to check on status of possible mortgage foreclosure and/or extenuating circumstances. Sheila seconded and all were in favor. Sheila motioned to process Association Foreclosure on accounts 000229, 000232 and 000608. Linda seconded and all in favor.
- X. **New Business:**
 - A. **Discussion of October 26, 2009 Quarterly meeting** – Ron noted the upcoming date and that it will be at the cabana at 7:00 p.m.
 - B. **2010 Budget** – Review and discussion of proposed budget. Linda motioned to approve the 2010 Proposed Budget as presented and mailed to owners. Sheila seconded and all in favor.
- XI. **Invitation to those present to address the Board** – Bruce Goldblatt talked about barking dog. Pauline Mazzella discussed pet waste not being picked up. Richard Winter stated opinion on 2010 budget and incurred about mailing of newsletter as he did not receive it.
- 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 10:55 a.m.