

Board Meeting Minutes
May 10, 2022
10:00 am
7180 Winding Cypress Drive Naples, FL 34114 - Event
Room

Meeting was called to order by Mr. Powell at 10:01 am.

Attending: Mr. Powell-present, Mr. Bell-present, Dr. Boriss-present, Mrs. Ballard-present, Dr. Schopp-present. **Quorum present.**
Also attending: Mr. Miguez Diaz (HOA Manager)

Board Meeting Protocol: Dr. Schopp explained how a board meeting is different than a town hall meeting. By statute, a town hall meeting is a public meeting and a board meeting is a meeting that must be held in public. The statute mandates at least one public comment section on the meeting agenda and the Winding Cypress agenda has two.

Public Comment: Why is Sunnygrove leaving? Why are the governing documents being rewritten? (Address later in the meeting)

Reading or disposal of minutes of the last member meeting (March 16, 2022): Mr. Powell moved; Dr. Boriss-second; Passed unanimously

New Business:

- **introduction of Miguel Diaz** - New HOA Manager for WC: Mr. Powell introduced the new WC HOA manager, replacing Hazel Ward. Mr. Diaz discussed moving more to app folio, bears in the community, new clocks by pool, bocce ball, etc. and building sprinklers inspection.

- **departure of Sunnygrove:** Mr. Powell said that WC received a letter stating they needed a 30% increase bringing that contract to almost 2 million dollars and to consider this a 90 day notice. Because of this increase the board must put this out for bid. There are presently 5 companies with several others expressing interest. There is also a possibility of including irrigation with the bids.

- **Shady Palm Committee Report:** Mrs. Ballard mentioned that the Shady Palm has been an important issue within the community and in the community focus groups. The committee is made up of several members who have restaurant experience. There has been some frustration among the committee as to protocol for advisory committees and this should be addressed. The committee is playing “catch-up” taking care of some items neglected by the previous, Pulte board.

Suzanne Abiati, committee chair - addressed the board regarding their work, frustrations, and the cleaning that needed to be done.

Mrs. Ballard continued explaining some additional problems and concerns such as SP reimbursements from events and event salaries from SP. We need a policy regarding payment of SP employees if they need to close unexpectedly.

Dr. Schopp mentioned he owned/managed a deli in Oakbrook, IL for 10 years, so the statement, “No board member has any restaurant experience”, is not accurate. He also talked about being frustrated having several questions that were never answered or addressed.

Communications was designated as the biggest problem everyone is facing. In the spirit of communication, Dr. Boriss suggested (and was agreed upon) that Mr. Powell should meet with Mrs. Ballard and the Shady Palm Committee.

- **participation in electronic messaging** - Mr. Bell discussed the use of HOAst. We need to make sure residents have updated their emails in the system. Residents have to “opt in” for electronic messaging and voting.

- **upcoming changes in governing documents** - bylaws, articles of incorporation, etc. - working with the board attorney to update to Florida law and compliance issues. Waiting to hear from Scott Brooks (Pulte) to see if he will veto any changes to the governing documents.

Committee Reports

- **Finance** (Mr. Powell) - Jim Sullivan (Co-Chair of Finance Committee). Finances within SwProperty Management. The committee has been working on monthly financials reported to the Board. The committee is aware that event monies don't seem to be deposited in the correct area. The committee is working on efficiencies in the budget.

- **Communications** (Dr. Boriss) - Committee published their first newsletter. Trying to coordinate communications with SW Property management. The committee also put out a survey.

- **Activities** (Dr. Boriss) - Coordinating between board, committee, and Mike Polara. Looking for more instructors/trainers for yoga, etc. in the movement room and activities in the afternoon hours.

- **Buildings and Grounds** (Dr. Boriss) - Interviewing the different landscaping companies who have sent in bids. Presently, our landscaping company doesn't communicate with the irrigation company. Erosion problems with our ponds especially the downspout diversions. Pulte has said that they will only be responsible for the minimum. Board walk - hasn't been maintained by Pulte - there has been improvements but more needs to be done.

- **Access/Safety** (Mr. Bell) - the committee has been meeting and researching access control companies. Many reports and concerns regarding the back gate. Working with DOT regarding signage to impede speeding and promote safety.

- **Shady Palm** (Mrs. Ballard) - not uncommon that the inspectors come up with some violations. Please continue to eat at the SP and thanks for your generous tips!

- **ARC** (Dr. Schopp) - this committee has been very productive. In the past there was a 2-3 month wait for approval. The wait time is now a week or less. The biggest deterrent for approval is that many residents don't supply the needed documentation (there is a check list).

- **Compliance** (Dr. Schopp) - in a holding pattern until the attorney updates our governing documents. There have been three different non-compliance issues that Dr. Schopp has dealt with one-on-one with the residents. When the compliance committee starts, it will be a very legalistic process and if we can solve problems before, everyone will be happier.

- **Appeals/Fining** (Dr. Schopp) - this committee is also in a holding pattern waiting for our attorney. This committee has a two-fold mission.

First if a homeowner feels that a rule is not appropriate or that they have been treated unfairly, this independent committee can review the situation. Their second job is sending out board approved fines.

Other: none

Public Comment:

1. Board member name tags?
2. Hope will board will continue to enforce the board protocol.
3. Is there a microphone system?
4. I'm going to have a Mass said to thank the Shady Palm committee
5. Shady Palm - will the cost to fix things go to Pulte?
6. I've noticed a biker squeezing between the bars at the back gate. There is also a problem with the front easement area.
7. Has Pulte responded to recommendations?
8. Erosion - CDD is affected by Winding Cypress and visa versa. We now have addresses where pond erosion is most prevalent. There are problems with the manner in which Pulte is addressing the erosion problem.
9. When does Pulte expect to leave? Will they be fixing the streets that still need repair?
10. Landscaping - large holes animals have made. Can these be filled in?
11. There is a potential problem with the Live Oak trees.
12. Thanks to the Shady Palm Committee. We should look closely at what we want from the Shady Palm. What if we rent this space so that we don't have to control?
13. Could you summarize the Shady Palm items that have been addressed and those that are still outstanding?
14. Are we looking at companies other than Sw Property Management?
15. There are some health issues with restaurants, so, we need to be careful.
16. Will the SP payment system be changing?
17. If we do change property management will app folio still work?
18. Will we be able to have more updated payment systems?
19. Will financials be updated through app folio?
20. I have a street light pole that is not straight.
21. I have some windows that have been stained by the irrigation system. To whom should I talk to to fix this?

Adjournment: Motion to adjourn -Dr. Boriss; Second-Mr. Bell- unanimous
- 12:52