

**Winding Cypress**  
**Board of Directors – Annual Meeting**  
**November 7, 2017**  
**Approved Meeting Minutes**

Minutes of the Board of Directors meeting of the Winding Cypress Homeowners Association, held on Tuesday, November 07, 2017, at 5:00 P.M. at 7180 Winding Cypress Drive, Naples, Florida – Amenity Center (Event Room)

**Board Members Present:** Scott Brooks, Patrick Butler, Laura Ray

**Also Present:** Hazel Ward, Property Manager, Steve Anderson, Lynette Francis, and Lauren Layman, with Southwest Property Management Corp. sixty-nine members of the association.

**Call Meeting to Order / Certifying Quorum:** With a quorum being present, the meeting was called to order by President Scott Brooks at 5:28 P.M.

**Reading or Disposal Minutes of the last Members' Meeting:** The reading of the minutes was waived and approved as written by the membership.

**Report of Officers:** N/A

**Developer Report:** President Scott Brooks provided an overview report of the development up to date:

- a) Stonewater model will be added to the community in 2018.
- b) Currently 285 closed homes with a projection of 125 homes in 2018
- c) Pat Butler provide land development updates – The purchase & developing of Phase III will start soon and in 2 Quarter/2018. Phase III will include rear entrance which will not be man gated. He also informed that the path past the dog park retains water and is an FPL easement for waterflow and is considered “wetlands”. No Plans for changes to this area.
- d) Scott Brooks announced that the developer will cover all association damage related to Hurricane Irma through the developer’s insurance. Hurricane Irma Expenses/Losses currently at \$203K. Repairs are still underway and vendors are extremely busy at this time.

**Owner Comments**

Owner had comments or questions on the following: (1) Speeding by vendors (2) Restaurant Promotion to increase resident participation (3) Trash from construction sites (4) Request to have evening monthly managers meetings (5) Construction workers noise nuisance, feeding of the alligators. (6) Restaurant fans and TV damages are underway (7) No plans for hurricane shutters at Shady Palm. (8) Submission of workorders to property manager.

**Adjournment:**

There being no further business to discuss, a motion to adjourn was made by Resident Mrs. Kuehn. Motion was seconded by Resident Dr. Verbist and passed unanimously. The meeting was adjourned at 6:48P.M.

Respectfully submitted,  
Hazel Ward, CAM