

Winding Cypress
Board of Directors – Annual Meeting
November 6, 2018
Approved Meeting Minutes

Minutes of the Board of Directors meeting of the Winding Cypress Homeowners Association, held on Tuesday, November 06, 2018, at 6:00 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, Jordan Gilleland with Southwest Property Management Corp. and seventy-three members of the association in attendance.

Call Meeting to Order / Certifying Quorum: With a quorum being present, the meeting was called to order by President Scott Brooks at 6:38 P.M.

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

Report of Officers: N/A

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

- a) Final Lift (roads) process was explained for Phase 2 and owners will be informed when that will be ready to start.
- b) At 50% of closed homes, a resident will be added to the board creating a 4-member board. We will be looking to have this completed by the 1st quarter of 2019.
- c) Pat Butler provided land development updates – The developing of Phase III has started. 1st Quarter of 2019 the entrance will be open off 41.

Owner Comments

Owner had comments or questions on the following: (1) 1 handicap door added to the amenity center (2) resident responsibility for sidewalk cleaning and maintenance (3) Increase street sweeping (4) Tailgating at the main entrance (5) Mulch installation (6) Landscaping concerns: weed, weekly meetings, trimming schedule. (7) Speeding within the community and trash by construction vendors. (8) Rental process and procedures. (9) No space/plans for additional pickleball courts.

The developer will be considering the following request:

- Possibility of adding more reflectors on the street
- Possibility of a sign on Collier Blvd. (next left)
- 1 handicap door added to the amenity center
- Cost for Gate Arm at the main entrance

Property Manager will be looking at cost for the following items:

- Shady palm logo for restaurant screen enclosure for visibility
- Sono's equipment for restaurant and pool area.

- The replacement of the Spa Heater and front entrance fountain repairs
- Property Manager is working with compliance committee to establish fining procedures.

Adjournment:

There being no further business to discuss, a motion to adjourn was made by Resident Dr. Verbist. Motion was seconded by Resident Larry Weinstein and passed unanimously. The meeting was adjourned at 6:55P.M.

Respectfully submitted,
Hazel Ward, CAM