

Winding Cypress
Board of Directors Meeting – Budget Meeting November 12, 2020
Approved Meeting Minutes

Minutes of the Board of Directors meeting of the Winding Cypress Homeowners Association, held on Thursday, November 12, 2020, at 5:00 P.M. via Zoom Meeting

Board Members Present: Scott Brooks, Patrick Butler, Laura Ray, Steve McNutt

Also Present: Hazel Ward, Property Manager, Steve Anderson, Michael Pollara, and Lauren Layman, Jordan Gilleland with Southwest Property Management Corp. and (63) sixty 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 5:00 P.M.

Reading or Disposal of Minutes: Ms. Ray moved to approve minutes as presented. Mr. Butler seconded the 2019 Board of Directors budget minutes. The motion carried by unanimous vote.

New Business:

Steve Anderson (SWPM) went through the income portion of the budget. Ms. Ward, Community Manager reviewed the 2021 proposed HOA budget line items. The budget proposed includes 766 units built out. Breakout of homes includes: Estate 208; Classic 406; and Villas 152. Chef Jordan Gilleland reviewed and answered questions relating to the restaurant budget – expenses.

- a) 2021 Budget – A motion to approve the 2021 Budget was submitted by Ms. Ray, seconded by Mr. Butler and passed unanimously.
- b) 2021 Total Quarterly Fees are as follows: Estate Series (Pinnacle, Tangerly Oak, Infinity, Stonewater) – \$1,035.94 Classic Series (Martin Ray, Abbeyville, Summerwood) - \$1,002.86, Villa Series (Serenity, Cressida) – \$898.46
- c) Currently 589 closed homes to date; projected to have a total of 77 closings in 2021.

Additional Questions and comments were made:

- Question regarding cameras in the community: 4 at the back entrance, 4 at the front entrance and 2 at the front near the fountains.
- The budget does not include funds for dealing with Iguana's. If this becomes a community wide problem, it may be budgeted for in the future.
- Will look into the claim that power washing is damaging the concrete sidewalks.
- There is no plan to put the landscaping contract out to bid at this time.
- Reserves were discussed. Pulte will pay for a reserve study at turnover. The new resident board will make reserve decisions going forward.

- Scott Brooks explained the process for a build out budget and how the developer subsidy works.
- Insurance was discussed.
- An audit is done every year by a third party (Stroemer & Co.). Reports are available to all members-just contact Hazel.
- Contractors are changed when necessary.

Adjournment:

There being no further business to discuss, a motion to adjourn was made by Mr. Brooks. Motion was seconded by Mr. Butler and passed unanimously. The meeting was adjourned at 5:58 P.M.

Respectfully submitted, Hazel Ward, CAM