

Winding Cypress
Board of Directors Meeting – Budget Meeting November 5, 2019
Approved Meeting Minutes

Minutes of the Board of Directors meeting of the Winding Cypress Homeowners Association, held on Tuesday, November 05, 2019, 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, Michael Pollara, and Lauren Layman, Jordan Gilleland with Southwest Property Management Corp. and (140) one hundred and forty 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 6:00 P.M.

Reading or Disposal of Minutes: Ms. Ray moved to approve minutes as presented. Mr. Butler seconded the 2018 Board of Directors budget minutes. The motion carried by unanimous vote.

New Business:

Ms. Ward, Community Manager reviewed the 2020 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.

1. a) 2020 Budget – A motion to approve the 2020 Budget was submitted by Ms. Ray, seconded by Mr. Butler and passed unanimously.
2. b) 2019 Total Quarterly Fees: Estate Series (Pinnacle, Tangerly Oak, Infinity, Stonewater) – \$995.22, Classic Series (Martin Ray, Abbeyville, Summerwood) - \$963.04, Villa Series (Serenity, Cressida) – \$880.44
3. c) Currently 504 closed homes to date; projected to have a total of 110 closings in 2019.
4. d) Additional Questions and comments were made:
 - Community budget review was held 10/24/2019 and was well attended by the membership.
 - Bases on resident comments this year’s budget includes additional columns, page numbers, reserve page and Shady Palm restaurant page
 - A few residents asked why the villa product had a larger percentage increase than the other units in the community. They felt one building (2 units) were equal to 1 lot. They do not accept that one unit = one lot. Also, villa units are no longer being built therefore there are fewer units to spread the cost to
 - The line item regarding late fee income was explained.

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 6:35P.M.

Respectfully submitted, Hazel Ward, CAM