



The open board meeting of the Winding Cypress Board of Directors was held on Friday, June 23, 2023, at 10:01 A.M., in the amenity center event room. A quorum was established with all board members present; Director Kay Ballard, VP BC Bell, Secretary Dr. Michael Boriss, President Bill Powell, Treasurer Steve Shedd, and with the president being in the chair. Seacrest staff guests included Regional Manager Steve Harshman, and Assistant Manager Jade McKim. The minutes of the last meeting were approved.

The treasurer and Director Ballard remarked on the last board meeting.

Brief reports were given on new business items: The president reviewed the board's history regarding public comment at HOA meetings and shared a proposed "Rights of Members to Speak" (special rule of order) document. The secretary, who serves as the board liaison to the tennis committee, shared information regarding the committee's proposed rules document. The vice present gave an update on the current vote to amend the voting threshold in the governing documents. The secretary shared information regarding the revision of the "Private Event Rental Terms & Contract" document. The treasurer presented financial results through the month of May. The secretary who serves as the board liaison to the building & grounds committee, gave an update on community landscaping. The Seacrest Regional Manager thanked staff and members for their participation in the review of Shady Palm operations.

Public comment relating to agenda items was given.

The treasurer moved "that the Rights of Members to Speak document be approved by the Board of Directors." The motion was seconded by the secretary. There was no debate. The motion was passed unanimously.

The secretary moved "that the Tennis Rules document be approved by the Board of Directors." The motion was seconded by the treasurer. There was no debate. The motion was passed unanimously.

Mrs. Shedd reported on behalf of the ARC Committee. Since the last meeting 27 applications have been reviewed, 18 were approved, 6 were returned for insufficient information, 2 were denied, 1 is pending CDD input. Due to changes in Florida law, the committee is working on a revision to the Arch Review Guidelines document. In conjunction with that document's revisions, the Compliance Committee will also revise the Rules & Regulations document.

Mr. Merola reported on behalf of the Building & Grounds Committee. Tennis court 1 drainage work is scheduled for July 1. The community now has power to the refill well and is waiting for Hoover Pumps to perform the final step in the process. The well refills the back lake; we've been told by an engineer that raising the level should cause the other lake levels to go up, however, the volume of water we can use is controlled by the Water District. Our sprinkler system is fed by the lakes.

Mrs. Bell, reported on behalf of the Communications Committee. The committee made adjustments to its expenses for a total savings of approximately \$950. The committee created 5 informational emails that were sent to approximately 1100 residents. 51 informational posts were made in Facebook. There were 1358 visits to the website, which the committee continues to update. 81% of the recipients opened the June newsletter, which netted \$100 in ad sales.

Mrs. Apgar, reported on behalf of the Safety and Access Committee. The Ramco database is being created, and when it's finished the fobs and barcodes will be distributed. Approx. 150 households have not completed the required form to obtain their fobs and barcodes. The residents who have completed the forms have received an email to register for

the Ramco online system. Residents will need to bring their vehicle registrations to obtain their barcodes. A monitor has been installed for back gate activity. The white gate arms will be damaged if more than one vehicle attempts to go through at a time. The community's stop sign plan was approved by Collier County, and a required building permit request is in process.

The president remarked on the CDD, the state of repairs to the boardwalk, and progress being made on reserve funding.

Director Ballard remarked on sidewalks and Shady Palm staffing.

General public comment was given.

The meeting adjourned at 11:27 A.M.

Signature:

Dr. Michael Boriss, Board Secretary

See attachment below

WC HOA MEETINGS: RIGHTS OF MEMBERS (OWNERS) TO SPEAK

PURPOSE: Our goal is to ensure efficient and effective HOA meetings in furtherance of the business and operations of the Winding Cypress Community and to do so in an inclusive and respectful manner. Accordingly, in order to ensure professionalism and reasonable decorum during HOA Board meetings, we publish the following reasonable written rules governing the frequency, duration and other manner of member of Member statements pursuant to FL State Statute and Winding Cypress governing documents.

SOURCES: WC Bylaws Board of Directors (Notice to Owners 4.7); Florida Statutes Title XL, Chapter 720.303 Association powers and duties; meetings of the board... BOARD MEETINGS (b); See *also*, Florida Statutes Title XL, Chapter 720.306 Meetings of members; voting and election procedures; amendments: (6) RIGHT TO SPEAK.

RULES:

1. Attendees and participants will conduct themselves in a professional manner and treat all present with dignity and respect, even when parties agree to disagree. Anything less than appropriate decorum will not be tolerated.
2. Speakers wishing to make comments/statements will address their comments exclusively to HOA Board members.
3. Speakers will address Board members from the designated spot in the room. Speakers will identify themselves by name and street address and speak into the microphone to enable those attending the meeting in virtual theater (e.g. Zoom) are able to hear the exchange.
4. Speakers must have signed up in advance or be recognized by the Board before addressing the Board.
5. Speakers may make comments/statements for up to 3 minutes on agenda items only during the designated **Agenda Item Comment** period.
6. Speakers may make comments/statements for up to 3 minutes on any topic relevant to HOA business and operations during the designated **Open Comment** period.
7. Speakers may not split time with or transfer time to other members.
8. Member questions should be submitted to the Board in writing for the Board's review and appropriate response thereafter.
9. Should any attendee(s) or speakers fail to conduct themselves in accordance with these rules after being reminded of them, The WC HOA Board of Directors may exercise its right to 1.) Request that those individuals leave the meeting; 2.) Call for a temporary recess or "cooling off" period; or 3.) Continue or adjourn the meeting as the President or Secretary of the Board deems appropriate.