

# **BOARD OF DIRECTORS' MEETING**

Winding Cypress Homeowners' Association, Inc.

Date: 3/3/23

Time: 10:30am

7180 Winding Cypress Drive, Naples, FL 34114-Event Room

## **ZOOM**

<https://us06web.zoom.us/j/89529926339?pwd=Z1JwL2FFNjlpTmxJT2x4M2VOK254QT09>

Meeting ID: 895 2992 6339

Passcode: 608184

One tap mobile

## **MINUTES**

1. **Call to Order** - President Powell called the meeting to order at 10:33
2. **Establishment of a Quorum** - present were: Mr. Powell, Mr. Bell, Mrs. Ballard, Dr. Schopp. Also present was Dr. Boriss via Zoom, and Mr. Rowland (Property Manager)
3. **Board Meeting Protocol** - Dr. Schopp explained the workings of a board meeting. It is not a public meeting, rather, a meeting that must be held in public.
4. **Reading or Disposal of Minutes from Board Workshop 2/7/23; Board Closed Session 2/16/23; Board Meeting 2/17/23** Motion to approve: Dr. Schopp; Second-Mr. Bell - motion passes unanimously.
5. **New Business/Informational Items**
  - Ramco - Access and Safety - we have been interviewing this company and they did a presentation at our last open meeting.
  - US Tennis - Court Drainage
  - Status of Citra-Shield - this has been postponed until summer
6. **Public Comment Regarding Agenda items** (Note: 3-Minute time limit per speaker)
  1. Citra-Shield - our concrete is different so it would be great to have them cleaned all at the same time.
  2. Tennis court drainage - because the drainage is bad - much of the clay has washed away and this is causing a hazard.
  3. Citra-Shield - Dr. Schopp - Compliance was holding off talking to homeowners regarding roofs and sidewalks hoping we could advertise a "deal" through Citra-Shield. Since this isn't going to be done until summer, the committee will be contacting homeowners regarding dirty roofs and sidewalks.
  4. I have been on the courts - seems that court 5 is very dry. We need to figure out what's going on.

5. Sidewalks in front of the homes are the responsibility of the homeowner. Street repair in phase 3 - there is a top coat - and DiVosta will be returning to fix the top coat.

6. Mr. Powell - Citra-Shield can still be contacted by individual home owners. Homeowners can band together as neighborhoods and get a good price.

7. My neighbors and I did our roofs and it was guaranteed for 5 years. Citra-Shield only for six months?

8. Mr. Rowland - the tennis court issue has been resolved.

## **7. Action Items**

- Vote to approve Ramco/Timelines for security needs - Mr. Bell - For the long term, it will save us money. We will not have an over night guard physically present - it will be a remote guard. We will also be upgrading cameras, consolidating bar codes and fobs.

Motion of approve Ramco for our. Safety and security needs - Mr. Bell; Second-Mrs. Ballard - passes unanimously.

- Vote to approve US Tennis for tennis court drainage remedy

Mike Kaufmann from B&G - there are 2 problems with drainage on court 2 and 5 - especially on court 5. The company proposed a French drain and/or a line a bricks to stop the flow. We're going to go with the line a bricks as it is inexpensive and give that a try at a cost of \$23,000.00. There was a problem with the irrigation of the clay courts but that has been resolved. We also lost additional clay that will have to be replaced. Mrs. Ballard - Bushes removed - I hope the board will deal with this issue Mr. Powell - BV can do this.

Did this drainage just happen this year? If is an original problem, shouldn't this be paid for by DiVosta? This will be put on the negotiation list.

Motion to approve US Tennis and Phase 1 for the drainage remedy for tennis court #5. Mr. Powell; Second-Dr. Schopp - possess unanimously

## **8. Committee Reports:**

Finance (Mr. Powell) - no report

Access and Security (Mr. Bell) - Working with stop signs - getting permits for the county.

Activities (Dr. Boriss) No report

Communications (Dr. Boriss) No report

Buildings and Grounds (Dr. Boriss) The pool waterfall - seems to be shutting off, resetting, and turning back on. Three motors run the system. These were replaced. New fire pit

Shady Palm (Mrs. Ballard) Looking at financials - seems labor costs are higher than expected - The committee had several questions - who approves new hires/fires - chain of command - inventory checks?? What do we want the SP to be? How much does the BOD think is appropriate to lose in a year? Mr. Rowland - had a staff meeting today regarding how we can be more cost effective. Inventory is done once a month. There is still a loss but there is more data to be inputted so the loss isn't as great as it looks at the present.

ARC (Dr. Schopp)

Compliance (Dr. Schopp) - please check your roofs and sidewalks. Reminder that golf carts need to be registered for insurance purposes.

Appeals/fining (Dr. Schopp)

**9. Other** - Mr. Powell - survey for water diversions will be completed. If those that were installed improperly, the homeowner will be given a letter to remediate.

Fishing is not permitted on the ponds.

Dr. Boriss - speed humps - Mr Bell - looking at finances

## **10. General Public Comments**

Note: 3-Minute time limit per speaker

1. Roof issues - old sales office roof is bad (as of now - since the house has not closed, is not part of the HOA.

2. Sidewalk issue in front of my house

3. If SP losses are bad - something more must be done

4. Tennis court - did we make an error when it was redone with new court?

5. Security - front gate - walkway by the electrical high-wires. The new company will put in pedestrian gate in that area.

6. Pancake breakfast - the circuit breakers were going off with all the griddles being used.

7. SP - labor costs - why did we just hire a hostess? Is it really needed? In other places the manager is very visible - I don't see this here. Hostess - may also act as a pool monitor.

8. Tennis courts - the clay courts needs regular maintenance schedule. Members/players should groom the courts when they finish playing.

9. Tennis club - under Pulte we had court guidelines. We now need to get them approved by this board. I'll leave them with John.

10. How much did the SP lose last year? \$154K Perhaps we should reconsider how we look at the SP.

11. Who's ultimately responsible for SP - Property Management? Board? Both - budgets come from us. The management company works within the budget.

12. Mr. Bell - what happened at the staff meeting today? Will there be any "trimming" of staff?

13. Are we consulting with the county regarding speed humps? Can we use the speed monitors that the county uses? Yes - we're working with the county.

14. Why is the fountain only at half height? Original design wasn't working. That's been fixed. Why is the lighting bad? The lighting is being fixed. How about an upright on the palm by the guard house.

**11. Adjournment** - motion to adjourn - Dr. Schopp - Mr. Bell - unanimously passes.

Respectfully submitted:



Dr. James Schopp - Board Secretary