

BOARD OF DIRECTORS' MEETING

Winding Cypress Homeowners' Association, Inc.

Date: 2/17/23

Time: 2:30pm

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** - Mr. Powell call the meeting to order at 2:30pm
2. **Establishment of a Quorum** - Present were: Mr. Powell, Mr. Bell, Dr. Schopp, Dr. Boriss (via Zoom), Mrs. Ballard; Also present was John Rowland (Property Manager).
3. **Board Meeting Protocol** - Dr. Schopp explained how an open meeting is different from a workshop and a town-hall meeting.
4. **Reading or Disposal of Minutes from Board Meeting 12/5/22; Access/Board Workshop 1/24/23; ARC/Board Workshop 2/7/23** - Motion to approve: Mr. Bell - second by Dr. Schopp - unanimously passed.

5. New Business/Informational Items

• Safety Committee Presentation (Ramco)

The committee introduced their members and summarized the process they used. Access Control (vehicular control, fobs, bar codes, guards) - is presently separate contracts- would like to consolidate. The committee would like to recommend Ramco for our needs. They use cutting edge software and they provide guard services. We can keep the guards we have now and they will be cross trained. We would not have a guard for the third shift - there would be a live person in a remote area to let people in. There will be more of the white gates that will close faster than the big brown gates. We also have many fobs and cars stickers that are out-dated. We will have new fobs, etc. This should be an easy transition. We have requested two four-way stop signs at the entrance and at WCD and Wiregrass and a three-way at Lily Way. Speeding is another

area of concern. The committees' recommendations are speed "humps". They are still researching this area.

Doug, from Ramco, was here to answer any questions. Doug discussed the virtual guard for the third shift usually works out as a 50% savings. Emergency vehicles have a special "clicker" that will let them in. Are there cameras that the virtual guard will see? Not for the peripheral cameras. Fast passes - is there a limit as to how many a homeowner can use? Not really but the guards will be quick to monitor this. How much of a financial impact will this be for the community? The finance will answer these questions. Who responds in an emergency? Guards will call the Collier County Sheriff's office. Licenses will not be scanned but a picture will be taken.

- **Power Washing (Citra-Shield)** Administration and Board have been researching a company who can clean our common areas as well as help out individual homeowners. Ray from Citra-Shield gave a presentation regarding their company. This is an acid base - not citrus - but all biodegradable. Nothing about this product will harm plants and landscaping. They have another product to remove rust, etc.

- **ARC Revision of Rules and Regulations** Dr. Schopp reviewed the documents that govern our community - Articles, Covenants, and By-laws require a community vote to change. The ARC Guidelines may be changed with a board vote. The Rules and Regulations require a board vote but revisions must be sent to the community 14 days before the board can act. The ARC has been working on revisions to the rules and regulations along with the timelines. Most of these are changes in format to make it easier to read. The committee also added rules regarding the amenity center and the pool area. The committee had a workshop with the board. After gathering more information, the board will send the revisions to the residents two weeks before it will be adopted.

- **Fountain Update** - (see B&G Committee update)

- **Court Refurbishing Update** - Bocce and Pickle Courts are finished - the pickle ball courts still need a fresh coat of paint. The tennis courts still require some work for drainage. We have purchased additional maintenance equipment .

- **CDD Pond Erosion Review** - The CDD is responsible for our lakes. They do lake inspections and monitor erosion. There have been some water diverters installed improperly. We now have a schematic for these diversions. Brightview has submitted a plan and the CDD would like us to finish this project before the rainy season begins. Owners who have installed these improperly will be required to pay unless the homeowner can prove that they had received permission from the prior board.

- **AED's** will be 4 - they have been ordered

- **Update on Engineering Studies** - reviewed construction of our community and the reserve study. We've been working closely with B&G as well as the finance committee. This will be used for further negotiations with the builder. More information to follow....

- **Discussion regarding WCPB election of officers** - as dictated by the current pickleball charter, the HOA Board must approve their election of officers. This will be done today under action items.

- **WC Board Election reminders** - reminder to vote for the board elections.

6. Public Comment Regarding Agenda items (Note: 3-Minute time limit per speaker)

- Building and grounds - parking is problem - what will the board do? Vendor trucks take up a lot of space. Perhaps check other areas for vendor parking.
- Parking - seems to be a problem on M-W-F -seems like there's not as much going on on Tuesday.
- Safety/Speeding - problem with people driving in the middle of the road - would help to have road markers - Our roads are not wide enough.
- Ponds - there are also other/grading erosion problems other than the downspout diversions.
- CDD/drainage - we had a lot of problems with drainage - Pulte did some work for us and still have problems. If Pulte approved they will pay the cost.
- Some erosion between houses - slope is very severe into the lake
- Alex, from the CDD board, mentioned that there are several issues discussed today but most of them are interrelated. Tends to be a complex issues covering several different entities/agencies.

7. Action Items

- Approval of WCPBC officers
Jacquelyn Bossi - Chair; Lynn Harwood - Vice Chair; Doreen Habben - Recorder/Secretary; Victor Katis - Treasurer; Angie Templeton - Director; Mary Katis - Tournament Committee

Motion to approve: Dr. Schopp moved; Mrs. Ballard-second - motion passes unanimously

8. Committee Reports:

Finance (Mr. Powell) - Mr. Shedd - Co-chair of finance committee - 2022 finances have been sent to the auditors. Several items not budgeted - Tennis courts, Ramco and Citra Shield. We do have money in the capital account and our attorney has said we can use these funds as well as some in the reserves. Pulte does owe us \$390K.

Access and Security (Mr. Bell) -

Activities (Dr. Boriss) - Lots going on! New Year's Eve party was a great event. Thanked all the committee members. Today they worked on the closet to organize and clean.

Communications (Dr. Boriss) - lots of methods of communication -newsletters, email blasts, etc. Making sure everyone who wants to receive communication is indeed receiving. Two Facebook groups - HOA and Residents.

Buildings and Grounds (Dr. Boriss) - fountain is up and running! Lights on the fountain still need work. Pumps at pools probably need to be replaced soon. Brightview will have a resident meeting on March 7th.

Shady Palm (Mrs. Ballard) - Oscar is looking for a host to assist seating during busy times. Considering opening on Sunday evenings and have ordered tables to seat two customers.

ARC (Dr. Schopp) - has processed over 360 applications this year

Compliance (Dr. Schopp) - has processed over 160 violations this year - all but two have been resolved through "friendly reminders"

Appeals/fining (Dr. Schopp)

9. Other

Mr. Bell - voting threshold - still 30 days left to be able to vote.

758 Homes closed, 562 opted for electronic voting/196 not

657 opted to email/101 not

Vote 1: 373/189/66.3%; 562 votes/399 e-ballots

Vote 2: 356/171/64.7%; 550 votes/386 e-ballots

Vote 3: 353/171/64.4%; 548 votes/384 Ballots

When voting, you must vote for all three items. Paper copies can be acquired at the office. If you'd like to change your vote - that is possible.

Dr. Schopp - thanked the community for allowing him the opportunity to serve as a board member this last year. He's met so many great people. He urged the new board and the community to stand firm against bullying behavior from residents. "A board can only be as strong as the community that supports them".

Mr. Powell - meeting with Brightview - open meeting - March 7

10. General Public Comments

Note: 3-Minute time limit per speaker

* I'm an x-cop and veteran. Showing support for first responders. We have a petition with 244 individuals signing representing 217 individual homes.

• We would like to thank Dr. Schopp for meeting with us regarding this issue. At this time in our country - we need to stay together and support first responders.

• First responders take an oath to protect.

• We just want to honor first responders - but if people want other flags and colors, that would be ok too.

Dr. Schopp - The problem with allowing colored lights to show support for first responders is that the board must choose either to stay with white/clear lights or anything goes. If the board allows colored lights to support first responders, they must allow colored lights for all groups (pink-breast cancer; rainbow-gay pride; black and blue-black lives matter; etc.) To allow lights for one group and not another, opens the community to the possibility of discrimination lawsuits.

• Additional 45K for tennis courts- is that on top of the resurfacing? Yes - now taking care of drainage.

• Regarding safety/security budget - is there enough money in the budget to cover this? New infrastructure - and guards. Over the entire contract will save money. The problem is the cash outlay. We're still working on this and hope to have more information so we can make a decision very soon.

11. Adjournment Motion to adjourn at 5:15 by Mr. Bell, Second by Mrs. Ballard Passes unanimously

Respectfully submitted,


Dr. James Schopp - Board Secretary