



Winding Cypress Homeowners Association Board of Directors  
September 19, 2023 10:00am  
Approved Meeting Minutes

The open board meeting of the Winding Cypress Board of Directors was held on Tuesday, Sept 19, 2023, at 10:00 A.M., in the amenity center event room. A quorum was established with 4 board members present: VP BC Bell, Secretary Dr. Michael Boriss, President Bill Powell, and Treasurer Steve Shedd. Director Kay Ballard attended the meeting via Zoom. The president presided. WC Property Manager Jade McKim was in attendance. The minutes of the last open board meeting (6/23/23) were approved unanimously.

Brief reports were given on new business items: a special assessment for community sidewalk, curb, and gutter cleaning, the possible conversion of one tennis court into four pickleball courts, the projected dates for the 2024 budget workshop and proposal meetings, the HOA's legal negotiation with the developer, fountain and pool maintenance contracts, and BrightView's new monthly "coffee and chats".

Public comment relating to agenda items was given.

The Secretary moved "that we approve a Special Assessment of \$85 for community sidewalk, curb, and gutter cleaning." There was no debate. The motion was passed unanimously.

The Secretary moved "that we obtain a new fountain and pool maintenance contract." There was no debate. The motion was passed unanimously.

Director Kay Ballard moved "to put to a vote of the community whether or not we should convert tennis court 5 to four pickleball courts." After debate, the motion was passed unanimously.

Mr. Sullivan reported on behalf of the finance committee. The HOA budget is gradually increasing the reserves in an effort to avoid any major assessments in future. Shady Palm overspending has been corrected. Overall, we are on track. The Treasurer explained how the quarterly payment of dues impacts cash flow. A \$750K cushion is suggested to negate the risk of having to use a line of credit between quarterly deposits.

Mrs. Shedd reported on behalf of the ARC Committee. Since the last meeting 50 applications have been reviewed, 34 were approved, 14 were returned for insufficient information, 1 was denied, and 1 was referred to the BOD for approval. Mini-split A/Cs require county permitting (as well as ARC approval); residents should be aware of scams. Because of some changes in Fla law that impact HOAs, a new version of the Architectural Review Guidelines document is being drafted and should be complete by the end of December. The committee will also be making changes regarding paint regulations to allow for other paint brands.

Mr. Merola reported on behalf of the Building & Grounds Committee. The emergency lights in the event room are now working. At the recommendation of committee member Vince D'Andrea, signs are being made that give directions for water and gas mains, in the event of an emergency. The refill well was activated in June, but we must deal with evaporation, and our rainfall is 20" below average. We are only allowed to pump out of the well the amount of water that was used that day, but with limits of the number of gallons per month and year. We are getting a bid from a new contractor for fountain lights. The Secretary remarked that the community is looking into the cost of water treatment to reduce rust from the irrigation.

Mr. Bell reported for Kay Ballard, on behalf of the Compliance Committee. The committee is working with ARC and other committees to prepare updates to the Rules & Regulations and will be attending a closed meeting with legal counsel to discuss the procedures. The committee has a new member, Angie Templeton, and is looking for new volunteers.



Mrs. Apgar, reported on behalf of the Safety and Access Committee. Distribution of the new bar codes and fobs is going well with at least 400 households having received them. If you are in the area, please get yours soon; we are targeting early October to deactivate old stickers and fobs. Those who have not obtained them by the cutoff date can use the visitor gate and proceed to the office. New stop signs have been ordered for 3 intersections.

The Secretary moved "that we allow the use of other brands of paint, as long as they match the Sherwin Williams colors." There was no debate. The motion was passed unanimously.

General public comment was given.

The meeting adjourned at 12:45

Signature:

  
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Dr. Michael Boriss, Board Secretary