



**Winding Cypress Homeowners Association Board of Directors
May 16, 2023, 6:30 PM Open Board Meeting
Minutes**

Location: 7180 Winding Cypress Drive, Naples, Florida – Amenity Center (Event Room)

Board Members Present: William “Bill” Powell, Bill “BC” Bell, Dr. Michael Boriss, Kay Ballard, Steve Shedd. **Also Present:** Steve Harshman, Regional Manager, John Rowland, Property Manager, Jade McKim Asst Property Manager, 70 members of the association (plus 22 via Zoom).

Meeting Called to Order / Certifying Quorum: With a quorum being present, the meeting was called to order by President Powell at 6:18 PM.

Reading or Disposal Minutes: The reading of the minutes from the April 12th board meeting was waived. A motion to approve minutes was made by Michael, and the motion was seconded by BC. The motion passed unanimously.

New Business:

- A. **Revised ARC Guidelines:** Bill reviewed the recent steps taken to update the document, and stated there are additions that require approval. Both the current and the draft documents have been on the website.
 - 1. Jayne Shedd, ARC Chairman reviewed the revisions.
- B. **Revised Plant List:** Bill stated the plant list has been revised to include new plants. Both the current and the draft documents have been on the website.
 - 1. Jayne shared the review process for adding new plants.

Public Comment RE Agenda Item(s):

- A. Comment was given.

Action Item(s):

- A. **Vote:** A motion was made by Michael to approve the updates to the ARC Guidelines. Motion was seconded by Steve.
 - a. Discussion: Kay commented on members’ ability to make alterations to their homes.
 - b. The vote was conducted and was approved: Bell, Boriss, Powell, Shedd voted “yes”. Ballard voted “no”.
- B. **Vote:** A motion was made by Michael to approve the updates to the Plant List. The motion was seconded by BC. There was no further discussion. The vote was conducted and was approved unanimously.

Committee Reports:

- A. **Appeals** (presented by Kay) – There were no appeals.
- B. **ARC** (presented by Jayne Shedd, chairwoman): Committee goal is to ensure an aesthetic community and maintain property value. There are 5 members; meetings require a quorum. Jim Schopp is an alternate. Meetings are held on the 1st and 3rd Mondays unless posted otherwise. Since the last board meeting, the committee has received 67 applications. 50 were approved, 2 denied, and 15 incomplete applications were sent back to owners. Please completely fill out the application and include documentation. Consult the guidelines prior to starting your project.

- C. **Building & Grounds** (presented by Mike Merola, co-chairman): Tennis court 1 drainage project starts next month. The back gate refill well has been delayed by FPL due to difficulty in finding their power source. We have to wait for FPL to find a solution. The drain in the pool bath has been repaired by Pulte, thanks in large part to Vince D'Andrea.
- D. **Communications**: (presented by Bonnie Bell for Kellie Harris, chairwomen): Nothing to report
- E. **Compliance** (presented by Kay for Jane Margulies, chairwoman): The committee continues to monitor the community and notify residents of violations.
- F. **Finance** (presented by Steve for Jim Sullivan, chairman): Through the first three months of the year, the HOA was \$21K above budget. As mentioned at the last meeting, there is an issue with Shady Palm; we \$76K over budget through March. We are working with Seacrest to make adjustments; by June salaries for the rest of the year should be at or near the budgeted level on a monthly basis going forward. We are working with Seacrest to understand some accounting issues.
- G. **Safety & Access** (Michelle Apgar, chairwoman): Ramco has installed additional barrier gates. A pedestrian gate is coming soon, as is new software in the guardhouse. New fobs are on the way. Residents will be called by street, told what to bring, and stickers will be applied to cars. Instructions will be sent before the virtual guard is up including how to use the app, how to add guests, how to use the website. Please complete the form to get new fobs and barcodes, including the right contact info in the current system. New stop sign plan is pending Collier County approval. There are two hurricane seminars coming up
- H. **Tennis** (Marco Arilli, chairman): The committee has been formed and proposed guidelines have been written. Monthly meetings will be held. The committee is working with the bocce group and pickleball club. An app is being looked at for tennis court, ball machine, and bocce court reservations. Round-robin play, tournaments, and tennis instruction are being considered.
- I. **Property Manager**: A street-by-street plan for new fob and bar code sticker distribution will be announced. Take old bar codes off your own car just prior to your appointment. Contact us to volunteer to get out the threshold vote. Due to new legislation, BV is losing staff, but assures us they will keep up with our needs.

Public Comment:

- A. Public comment was given.

Adjournment: There being no further business to discuss, a motion to adjourn was made by Bill. The motion was seconded by Steve. The meeting was adjourned at 8:01 P.M.

Respectfully submitted,

Signature:

Dr. Michael Boriss, Board Secretary