

**WINDING CYPRESS HOA, INC.
7180 WINDING CYPRESS DR.
NAPLES, FL 34114**

DATE: 3/15/23

TIME: 6:00 PM

PLACE: WINDING CYPRESS EVENT ROOM

PURPOSE: 2023 ANNUAL MEMBERS' MEETING

Join via Zoom: <https://us06web.zoom.us/j/87407908308?pwd=a1ZibEZpY3V0TDV2VXNEYVpUzIFkdz09>
Passcode: 825186
Meeting ID: 874 0790 8308

DRAFT MINUTES

Mr. Powell called the meeting to order at 6:00pm.

Board members present included: Mr. Powell, Mr. Bell, Dr. Schopp, Mrs. Ballard, and Dr. Boriss (Via Zoom). Also present were the WC staff and residents - 80 present and 26 on Zoom.

Proof of Notice - All notices were sent with proper notice and Mr. Hyman (Seacrest Property Management) has all the documentation.

Mr. Powell asked for any last minute paper ballots to be given to the committee. Balloting ended at 6:03pm.

Regarding electronic voting, Mr. Powell explained that we had reached the voting threshold of approximately 421 votes representing 56% of homes (threshold is 30%).

Approval of minutes from last members' meeting - motion by Mr. Bell; second by Randy Hill. Unanimously passed.

Mr. Powell dismissed the ballot counters to leave the room and begin the process of counting ballots. While they were gone, Dr. Schopp gave a Power Point presentation summarizing the past, first year of the WC HOA Board of Directors. (See Appendix A)

Mr. Powell announced a break. During the break if anyone had a question they could use this time to ask:

- When we change our garage light fixtures, do we still need to have them approved by the ARC if they are the same as other homes who have been approved? Yes - in this way the HOA has a record of changes.

- Speeding - where do we go if we have questions regarding speed bumps, signage, etc.? Can ask in the office or at any open board meeting. Who makes these decisions? Ultimately, the WC Board will make the decision.

- We would like to thank Dr. Schopp for his contributions over the past year. His talents and expertise as a teacher, principal and superintendent were invaluable assets and we will miss him.

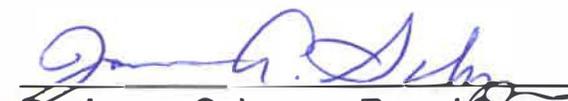
Bryan Fowler (Seacrest Property Management) said how much they have appreciated working with us and looking forward to a great future.

Mr. Powell discussed the importance of electronic voting. This has drastically changed our voting process. Last year it took several hours to tabulate the votes, this year, minutes in comparison.

6:30pm - ballot counting finished - the two new board members are Mr. Steve Shedd and Mrs. Kay Ballard.

Adjournment at 6:31 - Motion by Randy Hill; Second-Barbara Powell; Passed Unanimously.

Respectfully submitted,


Dr. James Schopp - Board Secretary 2022-23
on behalf of the HOA members

WCHOA Board

Year #1 and Counting

Highlights of 2022-23

Board Summary

- Over All Accomplishments/Meetings
- Shady Palm
- Finances
- Communications/ARC/Compliance/Appeals
- Building & Grounds
- Safety & Security
- Activities
- Personnel

Overall Accomplishments

- Using focus groups and a survey, met with 411 homeowners to set a vision for Winding Cypress (should be done every 4 years)
- Organized committees and selected members - each board member serves as liaisons to committees - Finance, Safety/Security, ARC, Compliance, Appeals, Activities, Communications, Shady Palm, Building & Grounds
- Initiated the ongoing review of engineering studies and financial reviews leading to developer turnover
- Reviewed multiple transition committee reports
- Added and upgraded maintenance contracts for all major systems on property (including SP)

Board Meetings - Total 34*

- Regular Open Meetings = 12
- Closed Session Meetings = 12 Personnel, Legal
- Workshops = 5 App Folio, Focus Group, Access, ARC, Rules/Regs
- Townhall Meetings = 2
- Membership Meetings = 3
- Not including committee meetings *

Shady Palm

- Reorganized the operations of SP
- Ensured full SP staffing and training
- Instituted Saturday evening dining
- Ensured that the SP was clean, equipment operational, and meeting all health codes
- Upgraded multiple pieces of equipment including a new ice machine and beer tap
- Increased food and beverage operations
- Created a financial worksheet to organize/analyze revenue and expenses
- Introduced software (MarginEdge and Kickfin) for better management

Finance

- Gathering evidence required to hold builder accountable to fix/repay community for inadequate or failure to maintain the overall community
- Updated accounting systems and created the first owners' HOA budget with minimal increases
- Increased contributions to reserve fund
- Conducted an audit to ensure proper financial turnover from builder
- Engage Delta for HOA sponsored engineering and reserve studies
- New accounting firm for annual accounting and auditing
- Both the Delta and Gerstle studies will be central to negotiations with builder

Communications/ARC/Compliance/Appels

- Established a monthly newsletter
- New and Improved WC website
- Hired a web master
- Improved communications and transparency via newsletter, Constant Contact, FB, and emails
- Initiated an online voting system (Hoast) to facilitate resident participation
- Reviewed and approved a new plant list (posted on web-site)

Communications (cont.)

- Worked with over 160 residents on compliance issues
 - Friendly reminder (email, phone call, knock on door)
 - First formal notice = 3
 - Second formal notice = 0
 - Filing/Appels = 0
- Decreased the wait time for ARC approval from 6-8 weeks to 2-3 weeks (Generally)
- Approved the rewriting/updates of ARC Guidelines & Rules and Regulations
- Approved a more inclusive house painting scheme - added to web site and created a book of paint swatches to be perused by homeowners
- Processed over 370 ARC requests

Buildings & Grounds

- Coordinated the resurfacing of pickleball, bocce, and tennis courts
- Vetted, interviewed and held town-hall meetings leading to the selection of a new landscape company (saving \$500,000) - kept costs the same for the first two years and a small increase for year 3
- Negotiated a \$100K BV coupon to beautify common areas
- Weekly meetings with BV
- Over-site of hurricane cleanup
- Upgraded common area landscaping

Buildings & Grounds (Cont.)

- Complete overhaul and design review of community fountain
- Working with CDD engineers; researching and coordinating remediation of pond erosion
- New air conditioning unit for pool house
- On-going maintenance of pumps, pool heater, and other equipment

Safety & Security

- Initiated a safety study to improve signage, speed control, and access control
- Purchase of 3 AED's (4 on property)
- Reviewed and interviewed access control companies/systems
- Interviewing companies to power wash common areas and to assist individual homeowners (sidewalks, driveways, roofs)

Activities

- Increased the number of social activities
- Online reservation and payment system
- Augmented the number of outside vendors (food trucks, Fresh Catch, knife sharpening, etc....)

- **Personnel**

- **Interviewed and selected property manager, assistant property manager, office staff, activities director, SP manager and assistant**
- **Hired and met with HOA legal council**
- **Promotion and training of staff**