

Winding Cypress Homeowners Association  
Board of Directors Meeting  
January 31, 2024, 2:00 pm  
Draft Meeting Minutes

Attendees: Bill Powell - President, BC Bell - Vice President, Dr Michael Boriss - Secretary, and Kay Ballard - Director

Call to order by President Bill Powell at 2:00pm proof of notice of meeting was provided per Florida statute. Approval of November 14<sup>th</sup> meeting minutes, November 29<sup>th</sup> meeting minutes and December 4<sup>th</sup> meeting minutes motioned by Dr Michael Boriss duly made and seconded by BC Bell the minutes were unanimously approved.

### **New Business**

Landscape Update - Michael Patterson, Brightview Account Manager spoke regarding landscaping throughout the community. Replanting will begin on a biweekly basis. Cleaning up the landscape around the community was approved in the Winding Cypress 2024 budget. There will be more color and tropical foliage added to roundabouts, entrance way and high visibility areas. Residents can meet with him in person every Thursday in the event room 8am-10am

Revised Tennis Rules – The board discussed the differences in hours, maintenance times, reservations, and age restrictions for play.

Government Document Voting Update – 34% of the community have voted the meeting is February 5<sup>th</sup> at 6:00pm This is important to remove the original developers' language, ensure the rules and regulations are consistent with both documents and to update documents to reflect updated Florida laws and statutes.

Fountain Update – Proposals take time and cost of maintenance is high, the lights are still not working and currently seeking an insurance claim from hurricane Ian. The lack of height of water is a reason for the pump and filter issues with the fountain.

Pickleball Charter – Dissolve the charter, bank account and leadership.

Public comment related to agenda items was given.

### **Action Items**

Vote on Revised Tennis Rules Dr Michael Boriss motioned, and it was seconded by BC Bell. One board member was opposed and three in favor, the vote was passed.

Vote to dissolve the Pickleball Charter motioned by Dr Michael Boriss, and it was seconded by BC Bell all members were in favor, the vote was passed.

### **Committee Reports**

Finance - Jim Sullivan reported an upgrade in the accounting office at Seacrest Southwest, adding a new position of restaurant controller being established and the ongoing candidate search. Jim also stated the difference between the 2024 budget loss and the revised 32% labor budget income is the estimate of the amenity cost. The use of this budget provides a good standard to evaluate the Shady Palm performance. The amenity cost can be attributed to the causes that impact Shady Palm's operation. These are access only to homeowners and guests, limited days and hours of operation, limited seating during prime dining hours, increased fixed overhead costs of staffing and other costs as a percentage of gross profit.

Security – Maureen Pryor reported the three approved stop signs will be arriving soon for the streets in the community. The committee spoke with collier county ordering Winding Cypress signage for Collier Blvd and Tamami Trail. WC iron gates stay open all day and close at 10pm. This helps save on damage to the gate. Ramco, our gate access company, has a list of items to be corrected. It has been suggested to add cameras to the amenity parking lot, tennis court area, and Shady Palm. The pool bathrooms will be open from 7am until 8pm. They will be locked throughout the night. A back up system for the virtual guard has been ordered.

The committee stresses NO PARKING in the portico area at the amenity center. This is a no parking area and vehicles will be towed. Parking is limited at the amenity center so please be mindful.

Communications – Bonnie Bell reported the Winding Cypress website has had 3,223 visits from residents and the Winding Cypress newsletter has had over 1500 views. It is a great source of community information. The committee uses Constant Contact as the platform for communication.

Building and Grounds – Mike Merola reported the fountain is still taking longer than expected to repair but the committee is getting proposals. They reached out to FP&L to report more streetlights are out in the community. Window Genie is still cleaning the sidewalks throughout WC and asking residents to pay attention when walking with children and pets to be mindful of the orange coned areas.

ARC – Mark Brewer reported the ARC committee holds meetings twice a month on Mondays and they are open to the community. They added three new members this year and are in the process of revising the guidelines.

Compliance – Marica Palmer reported that she is the new chair to the committee for the year. The compliance team want to be consistent, keep to the rules, with status updates and logs of the resident addresses. The emails and actions based on rules and regulations of Winding Cypress.

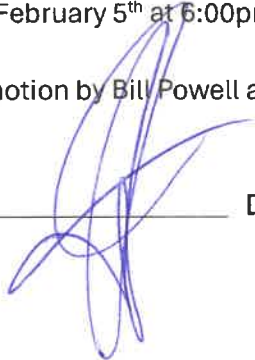
General public comment was given.

The next meeting is scheduled for February 5<sup>th</sup> at 6:00pm to vote for the new governing documents.

The meeting was adjourned with motion by Bill Powell and seconded by BC Bell the meeting ended at 4:30pm

Signature: \_\_\_\_\_

Dr Michael Boriss



Date: \_\_\_\_\_

3/19/2024