



Winding Cypress Homeowners Association Board of Directors  
Wednesday, November 29, 2023, 2:00pm  
Meeting Minutes

The open board meeting of the Winding Cypress Board of Directors was held on Tuesday, November 29, 2023, at 2:00 P.M., in the amenity center event room. A quorum was established with 5 board members present: VP BC Bell, Secretary Dr. Michael Boriss, President Bill Powell, Treasurer Steve Shedd, and Director Kay Ballard. The president presided. WC Property Manager Jade McKim and WC assistant Manager Stephanie Brewster were in attendance. The minutes of the last board meetings (5/16/23, 8/14/23, 9/19/23) were approved unanimously motioned by BC Bell and 2<sup>nd</sup> by Steve Shedd.

The 2024 Winding Cypress Budget was reviewed and motioned for approval by Dr Mike Boriss and 2<sup>nd</sup> by BC Bell the motion was passed unanimously by the board.

The treasurer moved "to renew the \$500,000 line of credit with First Horizon Bank" there was discussion regarding the cost to renew the HOA's line of credit. Steve Shedd motioned, and Dr Mike Boriss 2<sup>nd</sup> and the motion was passed unanimously.

The treasurer Steve Shedd moved to approve a credit card for chef with a \$5,000 limit. The other property management staff's credit cards include \$7,000 for the property manager, \$5,000 for activities director, and \$5,000 for the Shady Palm manager. The total line of credit would be \$22,000 for the staff. Steve Shedd motioned and Dr Mike Boriss 2<sup>nd</sup> the motion all was in favor, it passed unanimously.

The secretary discussed his perceptions regarding resident conduct on property and on social media.

Director Ballard discussed issues with the Tennis Committee Rules. The board will discuss this further at a future meeting.

The meeting was open to the owners for comments and kept at a 3-minute limit per resident. The next meeting will be the Town Hall Meeting for the rewrite of the Governing Documents on Monday, December 4<sup>th</sup> at 6:00pm. The meeting was adjourned at 3:11pm.

Signature: \_\_\_\_\_  
Dr. Michael Boriss, Board Secretary

Date: 1.31.24