

**Winding Cypress
Board of Directors Meeting
March 16, 2022
Approved Meeting Minutes**

Minutes of the Board of Directors meeting of the Winding Cypress Homeowners Association, held on Wednesday, March 16th, 2022, at 10:00 A.M. at 7180 Winding Cypress Drive, Naples, Florida – Amenity Center (Event Room)

Board Members Present: William Powell, Bill Bell, Dr. Michael Boriss, Dr. James Schopp, Kay Ballard

Also Present: Hazel Ward, Property Manager, Steve Anderson, Brian Fowler (SW Property Management), and forty-four members of the association in attendance.

Call Meeting to Order / Certifying Quorum: With a quorum being present, the meeting was called to order by President William Powell at 10:00 A.M.

Reading or Disposal Minutes of the last Members' Meeting: The reading of the minutes from February 9, 2022. A motion to approve board meeting minutes with two minor corrections on spelling errors on Board members name on page 2 made by Dr. Michael Boriss, Motion was seconded by James Schopp and passed unanimously.

New Business:

a) Focus Group Results – Dr. James Schopp presented the focus group results to the members in attendance. The results are consisted of 20 groups and a total of 310 members, board members and employees. Focus groups results will be shared via email blast to all community members and a survey will be sent to those members that had not yet had the opportunity to the attend any of the group meetings. Finally, once all results are in, the board will share results with their pertaining committee.

b) Adoption of Electronic Voting: Mr. Bill Powell related that the board members have agreed but not voted on electronic voting. The purpose of electronic voting will not be just for annual election but will also be utilized for document amendments changes, survey, proxies, etc. The electronic application can be used just about anywhere which makes it quite convenient for all owners. After reviewing the contracts, the board has agreed to move forward with a company called HOAST. Mr. Powell explained that owners would need to adopt into voting electronically once it's available.

A motion was made by Dr. Michael Boriss to approve and move forward with adopting the electronic voting software with HOAST. Motion was seconded by James Schopp and passed unanimously.

c) Pulte 90-day Financial Turnover Audit in Process: Mr. Powell explained that Pulte is currently working on finalizing their 2021 Audit Report. The finance committee has been working with the Pulte to allow them to communicate with their auditors to answer a few questions and to review any available draft audits. Conversation has been had with the finance committee to consider an additional audit to confirm accuracy. The finance committee is currently working on gathering quotes with other CPA firms.

d) New Association Attorney: Mr. Bill Powell has mentioned that the association and board of directors have engaged with a law firm - Goede Adamczyk, Deboest & Cross. They will assist the association with many aspects such as updating and clarifying our governing documents and bylaws, assist with

compliance, collections, and providing any legal advice for the board. Local firm in Naples, board was very impressed with the attorney counsels and they expertise.

e) Soliciting Bids for Reserves & Engineer Studies: Mr. Bill Powell reported that there has been discussions for the association to obtain their own Reserve & Engineer Study. Some of these items are at the recommendation of the Transition Committee. Quotes are currently being obtained by the finance committee. Pulte did engage with a company called Kipcon to do both reserve and engineer study. However, the board has decided to obtain quotes for the reserve and engineer study. The cost will roughly be \$30-\$35K.

(f) HOA Standing Committee: The board received a substantial amount of interested volunteers for the association Standing Committees. Mr. Bill Powell mentioned that he was impressed with the amount of talent we have in the community and thanked everyone for their participation. Fifty (50) members were selected to join the HOA standing committees and many have already met and got started.

g) Other: Brian Fowler and Steve Anderson from Southwest Property Management confirmed that they are in communication with the management staff on a weekly basis and they will continue to provide support to both admin and restaurant staff.

Dr. Michael Boriss would like an update on the erosion project that the CDD / Pulte is conducting. He expressed his dissatisfaction with the work completed behind his home and several other areas in the community. Hazel Ward advised that the Scott Brooks was on vacation this week but will get additional updates upon his return this upcoming week. The project was still ongoing and not yet completed.

Mrs. Kay Ballard provided a brief Shady Palm Committee update of their committee progress for their first week as a committee. The committee has met with Kaitlin to assist her with deep cleaning of the restaurant. In addition, assisting Kaitlin with obtaining quotes for maintenance upkeeping and reorganizing. A lot of progress has been made their first week.

Mr. Bill Bell provided a brief Access Control & Safety Committee update. The committee is consisting of 8 members. Their current discussion was in line with the results from the focus group. Some of the things that they are looking into are cameras, lighting, additional signs at the back gate, and getting the guards at the front gate to be on the same page.

Owner Comments: Owner had comments or questions on the following: (1) Audit quotes (2) 30-day rental changes (3) Restaurant dissatisfaction with restaurant manager (4) comment on the focus group – appreciation on conducting these meeting (5) Committee Selection and how owners were selected. (6) Shady palm hours, and accommodations (7) American flag and pledge before the start of each board meeting (8) Shady Palm Rental and Outsourcing a Separate Management (9) Dissatisfaction with Landscaping Maintenance (10) Lake Bank Erosion (11) Irrigation Issues

Adjournment: There being no further business to discuss, a motion to adjourn was made by Dr. Michael Boriss. Motion was seconded by Bill Bell. The meeting was adjourned at 12:11 P.M.

Respectfully submitted, Hazel Ward, CAM