

Cypress Point HOA Board of Directors

November 2018 Annual Meeting

November 5, 2018

I. Call to Order/Establish Quorum

B. Williams called the meeting to order at 6:30 p.m. CST. A quorum was established.

Board Members Present:

B. Williams – President (8582), S. Carboni (8522), A. Cassidy (8525), G. Herrin – Secretary/Treasurer (8680), S. Vallon (8540), and R. Bickford – Vice President (8640).

Other Members Present:

L. Altazin – via Proxy (8539), T. Beach (8646), K. Cragin (8415), S. Dickerhoof (8524), M. Dunham – via proxy (8614), N. Felton (8582), N. Hardin – via proxy (8632), W. Jordan (8502), M. Krousel (8650), K. Mader (8629), D. Marioneaux (8529), C. Martin (8403), K. Morris (8567), L. Nola (8424), S. Perry – via proxy (8555), K. Powell (8425), P. Quinn (8527), B. Rivas (8615), S. Rothe (8538), H. Sampson (8431), K. Simoneaux – via proxy (8518), R. Simpson (8569), E. Swoope – via proxy (8531), and S. Thomas (8447).

It is noted for the minutes that 8582 had two members present, but was only allowed one combined vote for their unit.

Guests Present:

Z. LaCour (PMI), and Barry Blumburg of Blumberg Associates (insurance agent).

II. Opening Comments / Introduction of Board and Property Manager

B. Williams provided an introduction of each of the Board members, Z. LaCour (PMI), and B. Blumburg (insurance agent).

III. Vote on Resolution No. 1

G. Herrin moved to adopt and T. Gaitchair moved to adopt the resolution, whereupon the motion passed unanimously.

IV. Barry Blumberg, Insurance Broker

B. Blumberg (insurance agent) gave an informational brief to the membership regarding coverages of the insurance policies maintained by the Board. G. Herrin gave a clarification on how the \$5,000 property damage deductible functions for one or multiple claimants.

V. Approval of 2017 Annual Meeting Minutes

N. Felton moved to adopt the 2017 Annual Meeting Minutes. A. Cassidy seconded, whereupon the motion passed unanimously.

VI. Financials

a. 2018 Budget

Z. LaCour gave a presentation on the budget for 2019, a recapitulation of which was provided to the membership. It was clarified to the membership that all pay toward the CGL and Professional Liability

insurance, but only townhome owners pay toward the Property/Building insurance. The total proposed budget is for Total Revenue: \$144,948.00, Expenses of \$140,179.00, and total Net of \$4,769.00.

b. Dues Collection Update

Z. LaCour gave a presentation on the collection of dues and the transition from Lewis Companies. Currently there are approximately \$30,000 in outstanding A/R (uncollected dues), \$16,000 of which are being sought collection through legal action. The remaining is short-term debt (under 90 days). He also discussed what PMI does for the subdivision as well as how it does same.

VII. Old Business

a. Street Repair Update

Z. LaCour gave a presentation on street repairs and the process working with the City/Parish and Jacobs (contractor for Parish) to determine the nature of the street damage and who is responsible for making the repairs. G. Herrin commended B. Williams and Z. LaCour for their work in getting the City/Parish to examine and repair whatever damage may be able to be made to the streets. Z. LaCour stated that some repairs will be started by Jacobs or the City/Parish during or after December 2018.

b. Maintenance of Property

Z. LaCour gave a presentation the obligations of all members to maintain their properties. He clarified that townhome owners are to maintain their properties just as garden homes, both as far as the landscaped exterior (including trees) and cleaning of mold and build-up on the outside of the homes. PMI is currently sending notices to homes that need to clean their exteriors, but he we are exploring hiring a soft cleaning company to clean all violative homes and pro-rating it amongst the affected homes as a special assessment. He further stated that all owner-investors are to report their renters to PMI. N. Beverly requested that it be made easier to report renters such as a form or portal on the website.

c. Election of Board of Directors

N. Felton moved to accept the Board as proposed. T. Gaitchair seconded, whereupon by unanimous vote, the Board was re-elected as follows: R. Bickford, S. Carboni, A. Cassidy, G. Herrin, S. Vallon, and B. Williams.

VIII. Adjournment

Whereupon without further business, the meeting was adjourned at 7:34 p.m. CST.

Respectfully Submitted,

/s/ Grant T. Herrin


Grant T. Herrin
Secretary/Treasurer

Annual Meeting

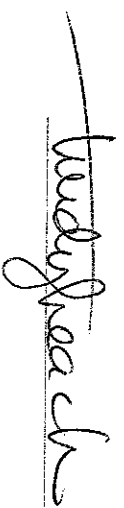
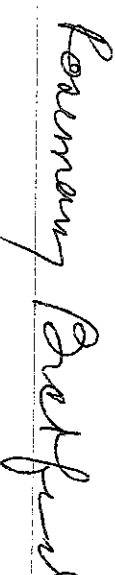
Cypress Point Homeowners Association of BTR
As of: 11/05/2018

Run Date: 11/05/2018
Run Time: 10:39 AM

A

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Altazin	Lynn & Kenny Altazin *	8539 E. Cypress Point Ct	0.000000	CYP0147		
Avellone	Guy Avellone *	8449 E. Cypress Point Ct	0.000000	CYP0128		

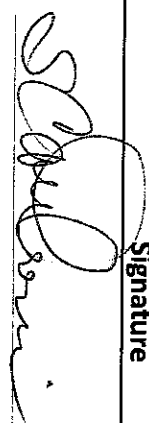


B

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Babineaux	Sarah Babineaux *	8573 E. Cypress Point Ct	0.000000	CYP0160		
Barbier	Jason Barbier	8504 E. Cypress Point Ct	0.000000	CYP0130		
Beach	Trudy & David Beach	8646 E. Cypress Point Ct	0.000000	CYP0182		
Beckley	Kendra Beckley (R) *	8417 E. Cypress Point Ct	0.000000	CYP0108		
Bellue	Rusti Bellue *	8654 E. Cypress Point Ct	0.000000	CYP0184		
Ber	Warren Ber *	8414 E. Cypress Point Ct	0.000000	CYP0106		
Beverly	Nita Beverly *	8438 E. Cypress Point Ct	0.000000	CYP0122		
Bickford	Rosemary Bickford	8640 E. Cypress Point Ct	0.000000	CYP0181		
Blakley	Gail Blakley	8521 E. Cypress Point Ct	0.000000	CYP0138		

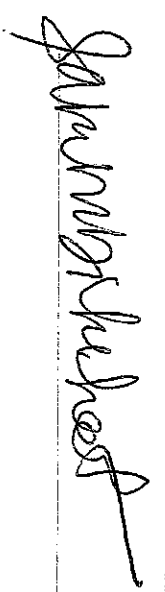
B

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Breithaupt	Cathy Breithaupt	8620 E. Cypress Point Ct	0.000000	CYP0173		
Brooks	Karen Brooks (R) *	8528 E. Cypress Point Ct	0.000000	CYP0205		
Brooks	Mindy Brooks	8662 E. Cypress Point Ct	0.000000	CYP0186		
Broussard	Grace Broussard *	8610 E. Cypress Point Ct	0.000000	CYP0168		
Brown	Katherine Brown *	8674 E. Cypress Point Ct	0.000000	CYP0216		
Brown	Rena Brown *	8428 E. Cypress Point Ct	0.000000	CYP0115		

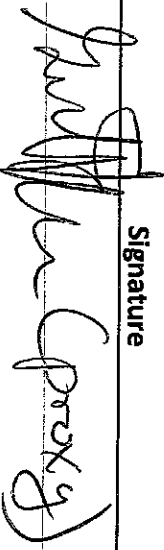
C

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Carboni	Sylvia Carboni *	8522 E. Cypress Point Ct	0.000000	CYP0139		
Carter	Lori Carter (*)	8504 E. Cypress Point Ct	0.000000	CYP0130		
Cassidy	Andrea Cassidy	8525 E. Cypress Point Ct	0.000000	CYP0140		
Cave	Jonathan Cave *	8405 E. Cypress Point Ct	0.000000	CYP0190		
Chapman	Michael Chapman *	8550 E. Cypress Point Ct	0.000000	CYP0210		
Chauvin	Chelsea & Todd Chauvin (R) *	8551 E. Cypress Point Ct	0.000000	CYP0211		
Comeaux	Lisa Comeaux	8520 E. Cypress Point Ct	0.000000	CYP0137		
Cragin	Kerry Cragin *	8415 E. Cypress Point Ct	0.000000	CYP0107		

D

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Dalaeli	Mozhdeh Dalaeli (R)*	8449 E. Cypress Point Ct	0.000000	CYP0128		
Darensbourg	Thomas Darensbourg *	8543 E. Cypress Point Ct	0.000000	CYP0150		
Davis	Jermaine Davis (R)	8421 E. Cypress Point Ct	0.000000	CYP0194		
Davis	Ronnie & Arleen Davis (R)*	8566 E. Cypress Point Ct	0.000000	CYP0213		
DeMoss	Darren DeMoss *	8432 E. Cypress Point Ct	0.000000	CYP0197		
Deshotels	Lessley Deshotels *	8412 E. Cypress Point Ct	0.000000	CYP0191		
Dickerhoof	Sara Dickerhoof *	8524 E. Cypress Point Ct	0.000000	CYP0204		
Dunham	Charlene Dunham (R)	8614 E. Cypress Point Ct	0.000000	CYP0170		

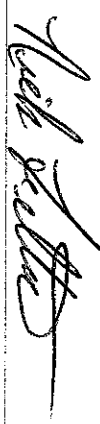
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Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Dunham	Maureen Dunham	8614 E. Cypress Point Ct	0.000000	CYP0170		
Dunham IV	Ted Dunham IV (C)	8614 E. Cypress Point Ct	0.000000	CYP0170		

E

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Evans	Barbara Evans *	8611 E. Cypress Point Ct	0.000000	CYP0169		
Ewell	Mary Ewell	8420 E. Cypress Point Ct	0.000000	CYP0193		

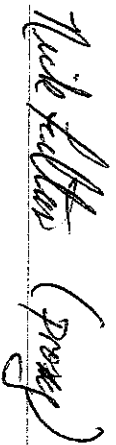

F

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Farris	Mary Farris *	8547 E. Cypress Point Ct	0.000000	CYP0152		
Felton	Brenda & Nicholas Felton	8582 E. Cypress Point Ct	0.000000	CYP0163		
Fitch	Brent & Glenda Fitch	8516 E. Cypress Point Ct	0.000000	CYP0135		
Flattmann	Kathy and Greg Flattmann *	8549 E. Cypress Point Ct	0.000000	CYP0209		
Fountain	Tracy Fountain *	8574 E. Cypress Point Ct	0.000000	CYP0161		


G

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Glavin	Charles Glavin (*)	8437 E. Cypress Point Ct	0.000000	CYP0121		
Gonzales	Maria Gonzales	8411 E. Cypress Point Ct	0.000000	CYP0104		
Gray	Rannah Gray	8416 E. Cypress Point Ct	0.000000	CYP0192		
Grunwalk	Meaghan Grunwald *	8515 E. Cypress Point Ct	0.000000	CYP0134		

H

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Hardin	Nicole Hardin	8632 E. Cypress Point Ct	0.000000	CYP0178		 (Proxy)
Hattier	Sharon Hattier	8435 E. Cypress Point Ct	0.000000	CYP0119		
Herrin	Grant & Erin Herrin	8680 E. Cypress Point Ct	0.000000	CYP0189		
Hill	Kimberly Hill *	8426 E. Cypress Point Ct	0.000000	CYP0114		
Hutchinson	Patricia Hutchinson *	8528 E. Cypress Point Ct	0.000000	CYP0205		

J

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Jarman	Devln Jarman	8517 E. Cypress Point Ct	0.000000	CYP0136		
Jepsen Fry	Greta Jepsen Fry *	8440 E. Cypress Point Ct	0.000000	CYP0123		
Johnson	Tameka Johnson	8422 E. Cypress Point Ct	0.000000	CYP0111		
Jones	Mary Louise Jones	8421 E. Cypress Point Ct	0.000000	CYP0194		
Jordan	Whitney Jordan *	8502 E. Cypress Point Ct	0.000000	CYP0129		
Justin Marroy	Emily Major & Justin Marroy *	8625 E. Cypress Point Ct	0.000000	CYP0176		

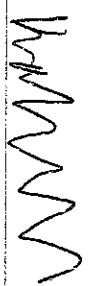
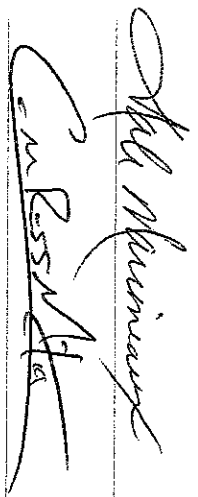
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Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Karadsheh	Fares & Rawan Karadsheh *	8439 E. Cypress Point Ct	0.000000	CYP0199		
Klapperich	Jaclyn Klapperich *	8658 E. Cypress Point Ct	0.000000	CYP0185		
Kloor	Jon Kloor (R)	8680 E. Cypress Point Ct	0.000000	CYP0189		
Kroger	Brette Kroger (R) *	8624 E. Cypress Point Ct	0.000000	CYP0214		
Kroger	Jason Kroger *	8624 E. Cypress Point Ct	0.000000	CYP0214		
Krousel	Marlene Krousel *	8650 E. Cypress Point Ct	0.000000	CYP0183		<u>Wudybeath (Proxy)</u>


L

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Lambert	Johnnie Lambert *	8623 E. Cypress Point Ct	0.000000	CYP0175		
Lambert	Richard & Linda Lambert *	8423 E. Cypress Point Ct	0.000000	CYP0195		
Landry	Darren Landry *	8417 E. Cypress Point Ct	0.000000	CYP0108		
Landry	Ernie & Laura Landry *	8618 E. Cypress Point Ct	0.000000	CYP0172		
Landry	Ernie & Laura Landry *	8566 E. Cypress Point Ct	0.000000	CYP0213		
Landry	Ernie & Laura Landry *	8551 E. Cypress Point Ct	0.000000	CYP0211		
Leblanc	Veronica Jan Leblanc	8577 E. Cypress Point Ct	0.000000	CYP0162		
Living	Alvin Living *	8628 E. Cypress Point Ct	0.000000	CYP0177		

M

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Macy	Abby & Carley & Macy (R) *	8440 E. Cypress Point Ct	0.000000	CYP0123		
Mader	Kaellee A Mader	8629 E. Cypress Point Ct	0.000000	CYP0215		
Mandina	David & Donna Mandina	8508 E. Cypress Point Ct	0.000000	CYP0202		
Marionaux	Dale & Hubert Marionaux *	8529 E. Cypress Point Ct	0.000000	CYP0142		
Martin	Cameron Martin	8403 E. Cypress Point Ct	0.000000	CYP0101		
Mason	Kathleen Mason	8554 E. Cypress Point Ct	0.000000	CYP0212		
McCullough	Murray McCullough *	8606 E. Cypress Point Ct	0.000000	CYP0166		
McDaniel	Karen McDaniel	8445 E. Cypress Point Ct	0.000000	CYP0127		

M

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
McKowen	Allie McKowen *	8548 E. Cypress Point Ct	0.000000	CYP0153		
Meagher	Mike Meagher	8558 E. Cypress Point Ct	0.000000	CYP0155		
Mercedes	Marleny E Mercedes	8607 E. Cypress Point Ct	0.000000	CYP0167		
Messer	Dustin Messer	8514 E. Cypress Point Ct	0.000000	CYP0217		
Morris	Kerry Morris *	8567 E. Cypress Point Ct	0.000000	CYP0157		
Musso	Victor Musso	8545 E. Cypress Point Ct	0.000000	CYP0151		


N

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Nadeau	Leo Nadeau *	8544 E. Cypress Point Ct	0.000000	CYP0208		
Neal	Karen Neal	8534 E. Cypress Point Ct	0.000000	CYP0144		
Neal	Nataile Neal *	8666 E. Cypress Point Ct	0.000000	CYP0187		
Nguyen	Duc M Nguyen *	8636 E. Cypress Point Ct	0.000000	CYP0180		
Nola	Laura Nola *	8424 E. Cypress Point Ct	0.000000	CYP0112		Laura Nola
Nola	Laura Ellen Nola	8619 E. Cypress Point Ct	0.000000	CYP0218		

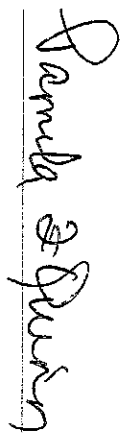
P

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Patrick Piffner	Dustin Bankston & 8549 E. Cypress Point Ct Patrick Piffner (R)*		0.000000	CYP0209		
Perry	Suzie Perry	8555 E. Cypress Point Ct	0.000000	CYP0154		<i>Kerry Monier (proxy)</i>
Phillips	Jamie Phillips *	8436 E. Cypress Point Ct	0.000000	CYP0120		
Pitre	Eddie & Emily Pitre8621 E. Cypress Point Ct *		0.000000	CYP0174		
Pitre	Kimely Pitre	8407 E. Cypress Point Ct	0.000000	CYP0102		
Pizzolato	Tracie Pizzolato (*)	8629 E. Cypress Point Ct	0.000000	CYP0215		
Plater	Jeremy Plater *	8512 E. Cypress Point Ct	0.000000	CYP0132		
Point, LLC	Park Point, LLC	8535 E. Cypress Point Ct	0.000000	CYP0207		

P

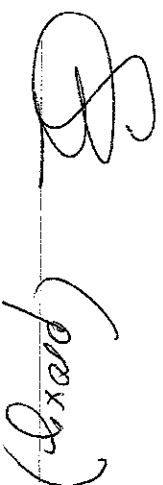
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Powell	Kimberly Powell *	8425 E. Cypress Point Ct	0.000000	CYP0113		
Pryor	Leslie Pryor	8443 E. Cypress Point Ct	0.000000	CYP0126		

Q

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Quinn	Pamela Quinn *	8527 E. Cypress Point Ct	0.000000	CYP0141		

R

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Reech	Michael Reech *	8583 E. Cypress Point Ct	0.000000	CYP0164		
Revocable Living Trust	Young, Fletcher & Helen Young Revocable Living Trust *	8541 E. Cypress Point Ct	0.000000	CYP0149		
Richmond	Jordyn Richmond *	8510 E. Cypress Point Ct	0.000000	CYP0131		
Rivas	Bob Rivas *	8615 E. Cypress Point Ct	0.000000	CYP0171		
Robertson	Leon Robertson *	8670 E. Cypress Point Ct	0.000000	CYP0188		
Root	Deborah Root *	8533 E. Cypress Point Ct	0.000000	CYP0206		
Roth	Christine Roth (*)	8550 E. Cypress Point Ct	0.000000	CYP0210		
Rothe	Stephenie Rothe *	8538 E. Cypress Point Ct	0.000000	CYP0146		

 (prev)

S

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Sampson	Herman Sampson *	8431 E. Cypress Point Ct	0.000000	CYP0117	AD 521	
Sanders	Sarah Sanders *	8430 E. Cypress Point Ct	0.000000	CYP0116		
Savoie	Baret Savoie *	8401 E. Cypress Point Ct	0.000000	CYP0100		
Sawyer	Ginger Sawyer	8409 E. Cypress Point Ct	0.000000	CYP0103		
Short	Amanda Short	8506 E. Cypress Point Ct	0.000000	CYP0201		
Simon	Kathleen Simon	8441 E. Cypress Point Ct	0.000000	CYP0124		
Simoneaux	Keisha Simoneaux *	8518 E. Cypress Point Ct	0.000000	CYP0203		
Simpson	Rachel Amanda Simpson *	8569 E. Cypress Point Ct	0.000000	CYP0158		

Keisha Simoneaux

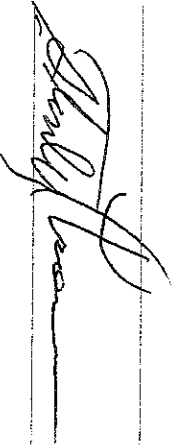
R. Amanda Simpson

S

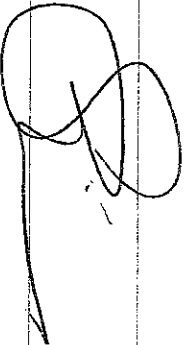
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Smith	Gayle Smith *	8537 E. Cypress Point Ct	0.000000	CYP0145		
Sonnenberg	Lacey Sonnenberg *	8418 E. Cypress Point Ct	0.000000	CYP0109		
Speeg	Shannon Speeg *	8562 E. Cypress Point Ct	0.000000	CYP0156		
Swoope	Elizabeth Swoope *	8531 E. Cypress Point Ct	0.000000	CYP0143		

ALMC (Pexy)

T

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Tate	Joshua & Syndney Tate	8437 E. Cypress Point Ct	0.000000	CYP0121		
Thomas	Stanley Thomas *	8447 E. Cypress Point Ct	0.000000	CYP0200		
Tillery	Lauren Tillery *	8433 E. Cypress Point Ct	0.000000	CYP0198		
Torregrossa	Nicole & Alison Torregrossa (R)	8535 E. Cypress Point Ct	0.000000	CYP0207		

V

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Valiquette	David Valiquette (*)*	8625 E. Cypress Point Ct	0.000000	CYP0176		
Vallon	Sidney Vallon *	8540 E. Cypress Point Ct	0.000000	CYP0148		
Velazquez	David Velazquez *	8513 E. Cypress Point Ct	0.000000	CYP0133		
Vinson	Robert & Larinda Vinson	8603 E. Cypress Point Ct	0.000000	CYP0165		

W

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Wells	Erica Wells (R)	8411 E. Cypress Point Ct	0.000000	CYP0104		
West	Linda Kaye West *	8434 E. Cypress Point Ct	0.000000	CYP0118		
Whitfield	Eric Whitfield *	8442 E. Cypress Point Ct	0.000000	CYP0125		
Williams	Blanche Williams *	8419 E. Cypress Point Ct	0.000000	CYP0110		
Williamson	Katie Williamson *	8570 E. Cypress Point Ct	0.000000	CYP0159		
Williamson	Lehman & Gayle Williamson *	8427 E. Cypress Point Ct	0.000000	CYP0196		
Wilson	Jessica Lynn Wilson *	8633 E. Cypress Point Ct	0.000000	CYP0179		
Woodall	Rebecca Woodall (R) *	8413 E. Cypress Point Ct	0.000000	CYP0105		

W

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Woodall	Sandra & Dale Woodall *	8413 E. Cypress Point Ct	0.000000	CYP0105		

Y

Last Name	Owner	Address	Owner Ratio	Account	Lot/Unit	Signature
Young	Fran Young (R)	8545 E. Cypress Point Ct	0.000000	CYP0151		