

Cypress Point HOA Board of Directors

February 2019 Meeting

February 27, 2019

I. Call to Order

Called to order at 6:03 p.m. CST. Present were: B. Williams (8582), S. Carboni (8522), A. Cassidy (8525), G. Herrin (8680), S. Vallon (8540), and Z. LaCour (PMI).

II. Approval of Minutes

A. Cassidy moved to adopt the minutes from January 2018, S. Vallon seconded. Whereupon, without objection, the minutes were approved.

III. Manager's Report

- a. **Update from City (Sewer, manhole, drainage, sinkholes, etc.)** Z. LaCour discussed the Parish's activities in the subdivision. They have complete the installation of the clean out drains and are now going back and repairing the damage they made to the streets.
- b. **Claim of 8412 for Insurance Claim/Reimbursement.** An executive session was held to discuss the claim of 8412 for roof damage alleged to have been due to Cypress trees on common ground. Z. LaCour will provide the Board with information about the claimed damages by the owner.
- c. **Awnings.** G. Herrin has requested quotes from LAS for a metal and fabric awning replacement for the pool house. He will provide those to the Board upon receipt.
- d. **Utility Boxes.** Z. LaCour stated that AT&T has informed him they have completed replacement of the damaged utility boxes in the neighborhood.
- e. **Property Conditions.** Z. LaCour continues to do ride-arounds and send letters for violations of property conditions. He is focusing on homes most in disrepair and that are unkempt. Homes with minor issues relegated yard and flower beds will be addressed on a case-by-case basis as needed and the Board will defer action until the weather is good enough for owners to correct deficiencies. Parking violations were cited as well.
- f. **Pool House.** The security light on left of the pool house is still out. Z. LaCour had put that to the handyman regarding his repairs, but it will be re-asserted. G. Herrin also reported that the siding on the front of the pool house and pool life-preserver rings need replacing. G. Herrin made a motion and A. Cassidy seconded to authorize Z. LaCour to replace the rings up to \$100, the motion passed unanimously.

IV. Financial Report

- a. **Liens.** Z. LaCour stated that units needing in to be liened have been updated on the financial statements provided to the Board. Liens will have to be updated via counsel for the Board separate from the collections process.

- b. Collections.** Z. LaCour stated that PMI has contracted AXELA collection agency to refer unit owners holding debt in townhomes over 90 days and garden homes over 6 months. Agency is no cost up-front to HOA.

- c. Old Business**

- a. Newsletter.** A. Cassidy gave a report that she is continuing to draft the newsletter for the neighborhood. Z. LaCour will provide a summary of PMI's activities in the neighborhood to her.
 - b. Mailboxes.** Via email ballot, A. Cassidy moved to approve a bid of \$500 for painting of the mailboxes in the neighborhood. G. Herrin seconded, whereupon the motion passed unanimously.
 - c. Message Board.** A. Cassidy gave a report on message boards. It appears that the cost may outweigh the functionality. Whereupon, the Board tabled the message board.

- d. New Business**

- a. S. Thomas Suit.** A discussion was had in executive session regarding the suit in Baton Rouge City Court against the Board.
 - b. Fence Encroachment.** G. Herrin gave a report that he has not yet, but will approach Bill Kpiff about an estimate to identify those properties that may be encroaching on common ground with fencing or other structures.

- e. Open Discussion**

Next meeting on March 26, 2019 at 6:30 p.m. at 8582.

- f. Adjournment**

Meeting was adjourned at 7:27 p.m.