**CYPRESS POINT HOA BOARD MEETING**

**MINUTES**

**FEBRUARY 16, 2017**

**ROLL CALL - QUORUM**

A meeting of the Cypress Point HOA board of directors was held on February 16, 2017 at the home of Brenda Williams. The meeting was called to order at 6:00 PM. A quorum was established. Board of Directors members present were Brenda Williams, Silvia Carboni, Rosemary Bickford, Andrea Cassidy, and Sidney Vallon. Kathryn Gutierrez and Debbie Reed from Lewis Companies were also in attendance.

**APPROVAL OF JANUARY 18, 2017 MINUTES**

A motion was made by A. Cassidy to approve the corrected minutes from the Board of Directors meeting held on January 18, 2017. The motion was seconded by B. Williams; all were in favor.

**FINANCIALS**

**Reviews and Discussion of Financials**

The owner summary was reviewed with a discussion of delinquent homeowners as 5 will have lien filings and 49 will have ledgers sent out. The balance sheet and cash flow were also reviewed. The water bill was discussed because it was $507.35. We are sending maintenance out to check the bathrooms and pool areas once again to determine the cause. Also, Kathryn is checking with the water company to research the reason why the large increase or if an error has been made.

**OLD BUSINESS**

**Cameras**

Cameras are in and will be scheduled to set up once electric meter is installed along with utility pole. Kathryn has scheduled with Entergy and Maintenance to proceed. Camera is to be placed closer to road and the other on the pool house building. It was agreed to purchase a license plate camera with the distance (short range) at a cost of $1,215.00 and to proceed with adding power to the front at a price of $1,780.00. Pole size was discussed and Lewis Companies will follow up with Electric Gates on the actual size. The board would like the new electrical services to have shine on the sign.

**Follow-up on Mr. Pryor’s complaint**

A certified letter was sent to the unit owner. The owner called to let us know the tenant removed the bag from the carport. K. Gutierrez called Mr. Pryor and he said it was still there. D. Reed will follow up to assure it is removed.

**Follow-up on termite control**

Nothing new to report. K. Gutierrez will let the contractor know we will not be paying a full payment due to lack of service last year when the bill is issued for this year.

**Follow-up on website**

Deferred as W. Jordan was not in attendance.

**Follow-up on policies**

Policies were discussed regarding parking, garbage cans, and pets. D. Reed and K. Gutierrez will work on a fine policy for violations. Policies will be included in the Welcome Packets.

**Proposed Legislation**

B. Williams scheduled the legislation to run in the advocate for three days starting with February 23rd. Nick Felton has a sponsor for the legislation.

**Entergy Light Repairs**

G. Herrin sent an email update to the bored regarding the light repairs.

**Demand Letter Re: Moving Fence**

The certified letter sent in December gave the homeowners until March 31, 2017, to complete the action.

**NEW BUSINESS**

**Neighborhood Watch**

Strike as this was attempted with little to no success in the past.

**Trash at Front of Subdivision**

Trash has been upfront by the entrance. It’s suspected that the trash is coming from the vehicles parking up front for lunch.

**ACC Fines**

Discussed with policies.

**Lawncare**

Ants are to be treated by lawn service and should be part of their maintenance contract. The board discussed the need to mulch the flower beds. Lewis Companies will get an estimate for mulch from Groundworks.

**NEXT MEETING**

The next meeting will be March 15, 2017 at 6:00 PM at Brenda William’s home.

**ADJOURMENT**

S. Carboni made a motion to adjourn at 7:40 pm. The motion was seconded by R. Bickford; all were in favor.