

Cypress Trails HOA Minutes June 11, 2018

CALL TO ORDER	Meeting called to order at 6:32 PM.
ESTABLISH QUORUM	A quorum was established.
HOMEOWNERS PRESENT	32 homes were represented at the meeting.
PROOF OF NOTICE	Notification of meeting in compliance; signs placed at entrance.
ITEMS	
Approval of Oct. 24, 2017 Minutes	<ul style="list-style-type: none"> James motioned to approve minutes, second by Terri, passed 2-0.
Meeting format	<ul style="list-style-type: none"> Terri reminded attendees that this was an official meeting and per state requirements the board cannot meet outside the meeting.
Sign at entrance	<ul style="list-style-type: none"> James shared that the Cypress Trails sign at the entrance had been repaired and reinstalled, still waiting to hear back from the insurance company on reimbursement.
Financial Update	<ul style="list-style-type: none"> James reviewed the year to date financials. All HOA members have paid their 2018 dues. We currently have a \$12K surplus, goal is to have at least \$20K in case we need to fund repairs to the drainage system. We could have an additional \$20K by the end of the year. The board recently approved having the curbs at the entrance power washed; the work was completed today.
Board Appointment	<ul style="list-style-type: none"> At the past annual meeting an election was held for the new board. Only three people ran: Terri, James, and Rich Horvath. Since there was not a quorum the results were not official. James motioned to appoint Rich to join the board, Terri seconded, passed 2-0.
Cypress Trails Website	<ul style="list-style-type: none"> The HOA website is not currently being maintained. Matt has found someone that will do the work, host, and register the domain for \$50/month (Palm Valley Associates) and Rich motioned that this be approved; James seconded, passed 3-0.
Mediation Issue	<ul style="list-style-type: none"> At a prior meeting it was agreed to allow landscape rocks (in addition to mulch) of certain colors and rock size. However the residents were required to submit their proposed rocks to the ARB for approval. A homeowner on Cypress Trails installed rocks that were not the approved color or size and did not submit for approval. Letters have been sent to them, but they have not responded. Terri made a motion that we start the process to mediate before proceeding to a lawsuit as required by law. Cost would be \$200 for the intent to mediate, then split 50/50 between the homeowner and the HOA for the mediation. James seconded, passed 3-0. If mediation is not successful then an attorney would be hired; expected cost is \$350-\$500/hour. The approved rocks were defined in an amendment to the ARB Manual that was emailed to all homeowners in 2017.

<p>ARB Committee Report</p>	<ul style="list-style-type: none"> • The committee has been running very well. The majority of proposed changes are for lanais and fences; most are approved as submitted.
<p>Entrance Holiday Lights</p>	<ul style="list-style-type: none"> • There was a lot of discussion last winter about what type of decorations that should be allowed at the entrance. Because this affects all the homeowners, the board decided to put it to a vote. Of the 295 homeowners only 60 voted and over 90% voted for non-denominational – lights, wreaths and poinsettias. • These decorations are not funded by the HOA, but by resident donations. Anyone wishing to contribute can bring their money to the next HOA meeting. • Proposal was made to allow the decorations to be put up during Thanksgiving weekend and taken down by January 15; this is consistent with the ARB Manual so was approved.
<p>Feeding the Wildlife</p>	<ul style="list-style-type: none"> • Some residents have been seen feeding the alligators and ducks. This can have unplanned consequences as the animals just see food; they do not know who it was left for. An alligator was recently seen on a sidewalk; local officials had to be called to take it away. • In Florida it is illegal to feed alligators. Statute 372.667 makes it a misdemeanor. • There is also an issue with cats being allowed to roam the neighborhood. Dogs are not allowed to roam on their own; cats should not either. Do not put food outdoors for cats as it can attract other animals also. Two neighborhood cats were recently killed by cars.
<p>Ringing Doorbells at Night</p>	<ul style="list-style-type: none"> • Last week a few residents had their doorbells rung at night and the people then ran off. It is suspected to be some bored teens, but not known for sure. Parents please talk to your kids about the danger of doing this. • One resident that had his doorbell rung called the police and shared with the board his experience. First issue was getting the dispatcher to understand that we are in Duval, not St. Johns, county. After an hour and a half the policeman called and asked for directions because they did not know where our neighborhood was located. After finally arriving they drove around the neighborhood, but did not see any issues. • The next day several residents called our city councilman Danny Becton and JSO to complain about the police not knowing where we are. Mr. Becton was very embarrassed as he told us last year he would fix this issue. JSO has looked into the issue and found that officers were using their personal GPS systems which sometimes did not have our neighborhood; they are updating their system to correct this problem. • A proposal was made to draft a letter to JSO and provide it to the residents for each one to sign and send. Terri agreed to draft this letter. • A resident that is an ex-police officer explained that JSO needs to put their resources where the major problems are and that is not Nocatee. He felt that a response time of over an hour for a non-emergency was consistent with his experience.

	<ul style="list-style-type: none"> • Another resident has learned that we are in JSO Zone 3, Sector H-3; this should be told to the dispatcher to help them understand where we are.
HOA Board Accomplishments	<ul style="list-style-type: none"> • The board has completed the following since the last meeting: <ul style="list-style-type: none"> ○ The bushes around the pond by the pool were trimmed. ○ The dog park sod and water fountain were fixed. ○ The lights around the Cypress Park parking lot were repaired. ○ Usage of the pavilion was explained and the CDD agreed to provide each HOA two free rentals. ○ The CDD repaired the sod damaged by boars around the pond across from the pool area at no cost to the HOA by laying grass seed twice. With this new seed, this area still has not returned to its original state per Matt. The board authorized Matt to obtain a quote to spread grass seed in this area.
Dog clean up	<ul style="list-style-type: none"> • At prior meetings there has been discussion about cleaning up after your dog; this continues to be an issue. • A resident reported that a homeowner on Aspen Leaf has been observed taking his dog down the street multiple times and not cleaning up after his dog even though he has been asked to do so. Matt agreed to send him a letter, but needs info from two residents that have observed this infraction. If you support, please provide Matt your email address. • The homeowner noted above is not very mobile which may help explain his actions. A resident suggested that maybe a group could get together to help him with his dog walking.
Trees overhanging sidewalk	<ul style="list-style-type: none"> • We have a great neighborhood for walking the sidewalks, but there are a few yards where tree limbs extend over the sidewalk and prevent easy passage. Residents were requested to make sure their tree limbs were pruned to not inhibit walking.
Yard Maintenance	<ul style="list-style-type: none"> • At this time of year the grass and bushes are growing rapidly. Residents were reminded to keep both neatly cut and trimmed.
Preserve	<ul style="list-style-type: none"> • Several residents have been seen to be clearing a portion of the preserve behind their lots. When this is identified they are promptly sent a letter telling them to stop and replant. Clearing of the preserve is ILLEGAL. The preserve is owned by the SJRWMD, not the homeowner, and not the HOA.
OPEN FORUM	There were no additional comments.
ADJOURNMENT	The meeting adjourned at 7:42 PM