



**Cypress Meadows Subdivision
Homeowners Association**

Meeting Information

Meeting: Board Meeting
Date: July 8, 2024
Time: 6:00pm

Meeting Attendees

Member	Office and/or Committee Chair
Derek Evans	President, ACC, Capital Improvements
Amy Deslattes	Secretary, Treasurer, ACC, Financial
Shani Merchant	Socials
Tania Mitchell	Socials
Donny Richard	YOM
Anthony Rogers	Commons
Rob Teal	ACC, Capital Improvements
Seth Plaisance	Commons, Capital Improvements

Agenda

1. Open Meeting
2. Approve minutes June 16, 2024 [action item] Rob motions to approve, Anthony seconds
3. Treasurer Report
 - A. Judgment proceeding: lot 271 \$8,876.71; final notice issued with a deadline of July 31; Derek will follow up with Mouton if needed.
4. Old Business
 - A. Commendation to Donny Richard and Ryan Gomez for the initiation and final push for the Roundabout dedication
5. New Business
 - A. Received formal request for list of association members who are not contributing their portion of annual assessments. Develop and adopt policy for process for document release [action item]
 1. Bylaw policy
 2. Disclaimer to be placed on any requested documents: *Records for Cypress Meadows Subdivision Homeowners' Association are for the use of registered association members only. The recipient of this document takes ownership of the privacy therein and agrees not to distribute outside of the association membership.*
 - B. Determine voting process for revision of covenants [action item]
 1. Election Buddy
 2. $\frac{2}{3}$ vote required to amend covenants; change rule to official meeting held, if no quorum of $\frac{2}{3}$ then schedule meeting within 30- days and those that show up are considered quorum and $\frac{2}{3}$ majority of that quorum at that meeting would pass
 3. Information dissemination is key; hold open meeting to discuss prior

6. Committee Reports

A. ACC

1. New Submissions

- a. ■ Misty Wind- Concrete Slab and Jacuzzi Installation
- b. ■ Old Cypress- Door repainting request
- c. ■ Sandy Bay-Pool installation approved by all
- d. ■ Easy Rock Landing- Repainting of door and shutters approved by all
- e. ■ Sandy Bay- Gutter request, approved by all

2. Under Review

- a. ■ Easy Rock Landing- standby generator–will need an L-shaped concealment
- b. ■ Sunshine Rise- pool is approved; commons area director will have final approval on drainage plan since adjacent to pond; Anthony indicates no drainage issues have manifested since installation; Rob can proceed with final approval email
- c. ■ Turnmill- aluminum structure pergola; approved variance 7:1

B. Capital Improvements- Derek

1. Sandy Bay entrance - status update from Olivier's; still in work flow
2. Mail Kiosk Bathroom - 3 Architects contacted. One has responded to set appt. Derek will schedule on-site visit.

C. Commons Areas- Anthony

1. Alligator control; residents need to contact common area email instead of posting on social media
2. Replaced lights (via reserve fund) on fountain #4 which was replaced earlier in the year; future fountain replacements will include full replacement
3. Filing a warranty claim on 5hp in pond 2
4. Rock Waterfall- motor on bottom level jets not working; replacement will be covered by reserve fund

D. Communications-

1. FB reminder about board not involved in running either facebook page
2. Open meeting before Bubble Bus at 6:30, Acadiana Bar and Grill, Mr. Charlie
3. Bubble Bus invite
4. Elections in fall
5. Grass in the street watershed ordinance

E. Socials- Shani

1. August 10 - Back to School Bash with Bubble Bus
2. October 5 - Fall Garage Sale
3. October 26 - Halloween Social & Fall Vendor Pop-Up

4. December 7 - Christmas Passport Extravaganza
 5. Will coordinate with Golf Cart Santa for safety measures; roped off area in mailbox common area, suggest third stop at Sandy Bay/White Sky where road is wide and safety can be prioritized
- F. Welcome Committee- Amy
1. Ordering more welcome packet docs; will schedule July delivery for end of month; 24 packets for 2024
- G. Violations-
- a. Overgrown grass at Birchview- contacted realtor, mailed warning and fine to HUD; also notified realtor of owner's delinquency on assessments
7. Adjourn-
 8. Schedule next board meeting-
 9. Schedule open meeting August 10