

CYPRESS CREEK ESTATES REGULAR BOARD MEETING

Board Meeting **Agenda** (6195)

May 7, 2024

1. Call to order:
2. Attendees
3. Quorum established:
4. Approval of April 8, 2024, Regular Board Meeting Minutes:
5. President
6. Vice President
7. Treasurer
8. Secretary
9. Member-at-Large
10. ARB –
11. Other Committees
12. **Old Business.**
 - a. CCE-22-13. FISHERMAN TRESPASSING. Over the past month, there have been over a dozen days of trespassing, and sometimes two in one day. What is the plan? There was a lot of discussion about this. Bob will put out a One-Call-Now message to all homeowners, and Susie will investigate getting signs posted in the gate area so we can tow vehicles parked there.

UPDATE (March 5, 2024) Fisherman- police were here on 2/14/2024, took names of previous kids- kids took off and police were going to go find them. Came over by the Fountains residence.

UPDATE (April 8, 2024) Fisherman was at the Burtons House at 12:30am. Continuing to try and Trespass when we can

ACTION: Board of Directors.

- b. CCE-23-1. COMMUNITY INFRACTIONS. Currently there are several residents in violation of the CCE Restated Covenants and Restrictions. If we do not enforce all of the rules, we cannot enforce any of the rules. How should we proceed? The Board decided to send a One-Call-Now to all residents advising them of the rules as they pertain to the observed infractions. If the infractions are not corrected, the Board will begin the work of direct notifications.

UPDATE (March 5, 2024)- a letter from the Lawyer to be drafted and sent to violators. All approved to have Lawyer generate a letter.

UPDATE (April 8,2024) no update

ACTION: Board of Directors

- c. CCE-23-10. EMERGENCY CLICKER ABUSE- Think about some way to stop the ability to use. Possible option – right side of the wall to be an emergency gate only. If someone uses a clicker through that gate, they can be ticketed. Need a meeting with Code Enforcement and also a quote for the construction with gate.

UPDATE- (March 5, 2024)- reschedule meeting with Manatee County, waiting on a date.

UPDATE: (April 8,2024) Bob MacDonald attended the Public safety meeting to review Click2enter. There were several issues with Manatee County approving the device. A solution is to have a sign posted at the front gate to not allow universal clickers- license plate camera to capture inbound traffic to catch violators. Code enforced with the license plate and proof. Transfer CCE Deposit of \$1500 to go from the Click2enter purchase to the purchase of 2 license plate readers for 9th and 8th. Bob M. approved, Susie 2nd-all approved

ACTION: Board of Directors

- d. CCE-23-12. FOUNTAIN REPAIR- Architectural Fountain has been very difficult to work with, and unresponsive. Finally received a quote from them.

UPDATE- (March 5, 2024)- Have a quote for \$2,571, got bill today- all work completed and fountains are working.- completed

UPDATE- (April 8, 2024) Susie is waiting on map of lake from the Fountain Company to provide locations of work

ACTION: Board of Directors

- e. CCE-24-1.HOMEOWNER LAWSUIT- Pending Insurance claim by Homeowner, waiting for info.

UPDATE- (March 5, 2024)- Susie communicated with the Insurance Company waiting for more information.

UPDATE- (April 8, 2024) Other party changed Lawyers, sent to our Insurance.

Action: Board of Directors

- f. CCE-24-2. NEIGHBOR DISPUTES-

UPDATE- (March 5, 2024)- Addressed by the board.

UPDATE-(April 8, 2024) No Update after letter from Post Office

Action: no action needed

- g. CCE-24-4. LANDSCAPERS ON SUNDAY'S- Issue with Landscaper enter 8th on Sunday 3/3/24. Contractors and Landscape are not allowed on Sundays. Hours are Monday-Saturday 7am-7pm. Page 3 of 11 of Bylaws- The Board- Powers and duties of the Corporation and exercise thereof; The power to make reasonable rules and regulations and to amend them from time to time and to ensure that all members are notified of such charges changes in the rules and regulations as may be enacted. When Homeowners purchase clickers and when they are issued, they are notified that contractors and landscapers are Mon-Sat 7am-7pm and no work on Sunday.

UPDATE (March 5,2024) One Call now to be sent to Homeowners to remind-precedent set for many years.

UPDATE (April 8, 2024) no update

Action- Board of Directors

- h. CCE-24-7- PRESSURE WASHING POSTS AT FRONT- porous caps turning black.

UPDATE

(March 5, 2024) get quotes- Dani motion to get quotes, all in favor

UPDATE (April 8, 2024) pressure washing, paint etc. Dani will get a quote for pressure washing the posts at the front. Want to test the pressure washing first to see if it is worth it first.

Action: Board of Directors

- i. CCE-24.8. UPDATE MULCH ON ISLANDS- Mulch needs to be updated on center islands. Quote seems a bit high. Cocoa brown mulch bags.

UPDATE

(March 5, 2024) mulch needed, received quote, will address in April

UPDATE (April 8, 2024) Cathy approved quote, Dani 2nd- all approved

Action- Board of Directors

14. **New Business**

15. **Discussion Items**

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15. Next Board Meeting will be:

16. The meeting was adjourned at: