

Cypress Point Homeowners Association

Annual Meeting 2006

The 2006 annual meeting of the Cypress Point Homeowners Association was held Monday, November 7, 2006, at DeAngelo's on Jefferson Highway.

President Andy Welper called the meeting to order. Eighteen owners, representing 19 homes/lots, attended the meeting. Twelve owners, representing 13 homes/lots, sent proxies, for a total of 32 homes/lots represented. That satisfied the requirement for a quorum (10% of the lots/dwellings).

Andy Welper introduced members of the current board:

Andy Welper, President
Elizabeth A. (Liz) Swoope, Secretary
Kerry Morris, Treasurer
Neil Coig
David Valiquette

Andy introduced property manager, Gail Barnett.

Beau Gragnaurd moved and Andrea Cassidy seconded that the minutes of the 2005 annual meeting be approved. The motion passed.

Old Business

Andy explained that the units are townhouses, not condos, which means that the owners own all of the building, the lot, sewer connections, etc. Owners should carry insurance to cover the interior of their unit as well as the contents.

Property Management:

Gail Barnett discussed the improvements she has in mind for the property, including additional security lighting and pressure washing of townhouses. She acknowledged that the hurricane repairs must be completed before the other issues are addressed.

Cluster Mailboxes:

Kerry Morris reported that cluster mailboxes were installed for all garden homes that did not have them. Cost is \$120 per box. The old rural mailboxes were donated to Habitat for Humanity. The frames will be removed.

Garden Home Construction:

Construction has begun on the last five lots in Phase III and should be complete in early 2007.

Hurricane Repair/Damage:

We received two checks totaling \$186,060. Roofs have been replaced on forty units in Phase I. We hope to replace the roofs of 65 of the 69 townhouses. We had trouble getting bids on roofing until this spring and we got only one good bid.

The awning repair and replacement and the vinyl siding work will be completed soon.

If there is money left from the insurance proceeds after all repairs are made, that money will be held until our property insurance is renewed in July in case the insurance rates increase.

Awning Color:

Because about 20% of the awnings need to be replaced, changing the color of the awnings is being considered.

Andrea Cassidy proposed and John Quinn seconded that Harbor Green be the alternate color considered by the new board.

Insurance:

Property insurance:

Property insurance premiums increased from \$28,432 to \$53,520. The budgeted amount was \$40,000. The deductible on the old policy was \$2,500 for all perils. The new policy has a \$5,000 for everything other than wind and hail. The deductible for wind and hail is \$25,000 or 5% of insured value of the entire building (whichever is greater), per building, for wind and hail.

Andrea Cassidy moved that the deductible be shared and paid by the owners of the damaged units in proportion to the damage amount claimed. Victor Musso seconded. The motion passed unanimously.

Other insurance:

Both liability and Directors and Officers premiums exceeded budgeted amounts by about 10%. Liability insurance was \$2,557 (\$2,300 budgeted) and D&O was \$877 (\$800 budgeted).

Dues Collection:

Attorney Peter Dudley has been successful in collecting back dues from several owners and former owners.

In December 2005, all accounts with balances past due were researched. Collections were made on some accounts, some were written off as uncollectible, and some discrepancies were reconciled so that the property manager could begin 2006 with accurate accounts and balances.

The Board of Directors will continue to use legal action to collect back dues and will pursue working with mortgage companies to reduce the dues in arrears.

Profit/Loss 2005:

There was a profit of \$1,864 for 2005, a difference of \$1,029 more than the \$835 projected profit.

New Business:

Budget:

The budget for 2007 was presented. A new dues structure which takes into account the actual costs of property insurance for the townhouses was proposed.

Andrea moved that the proposed dues structure be approved and effective as of December 30, 2006. Liz seconded. Vote: Twenty-three for (including nine proxies), nine against. *Proxies were collected after the meeting. The final total as of November 29, 2006, was 67 FOR, 14 AGAINST, so the new dues structure was approved.*

Concerns for 2007:

Hurricane repairs were the Board's priority for 2006 so many of the other concerns for 2006 remain for 2007. These include creating a simplified version of the rules and regulations set forth in the legal documents, changes to the legal documents, dues collection, property insurance, the perimeter fence, washing of townhouses, parking issues, and security lighting.

Board Members:

Board members are Neil Coig, Kerry Morris, Maggie Tran, and David Valiquette.

The meeting was adjourned.