

## Cypress Point Homeowners Association

### Board of Directors Meeting October 2, 2008

The Board of Directors of Cypress Point Homeowners Association meeting was held on October 2, 2008 at the home of Andrea Cassidy. Present were Board members Andy Welper, Andrea Cassidy, and Kerry Morris. Steve Smith and Kathryn Mason of Realty & Management Services were also present. The meeting was called to order at 6:25 PM.

The minutes of the September 11<sup>th</sup> meeting were handed out. Andrea Cassidy makes a motion to accept the minutes with two grammatical errors corrected and Kerry Morris seconded.

A review of the financials and overdue report is completed. There have been no payments by Deborah Sterling. Realty & Management Services is to proceed with going to Justice of the Peace Court to collect on the judgement already issued. Thomas Darensbourg has paid his balance in full. Collection letters have been sent to the seriously delinquent.

The pool timer needs the insides replaced to conserve electricity. Also the hose is leaking and needs to be replaced. The board approves the expense of roughly \$120.

The lawn was discussed. Groundworks will be starting on the lawncare once the storm debris is removed. Kathryn will ask if they will agree to the clean up charge and a monthly price of \$1200 for October, November, and December. The 2009 contract will be at \$1700. Andy Welper requests the contract have a date.

Storm debris removal is discussed. Several bids have been received in high amounts. The best price was a bid from Gillum Lawn Service for \$1300 to cut and haul the fallen trees and debris to the street.

A bid is provided by Premier Maintenance for cutting the fallen trees, removing five large standing trees, removing the down tree on the fence on the NW side of the property, pruning broken limbs out of several trees, and removal of 2 gum trees in center area. Andy Welper has spoken with two of the owners of the lots with the Gum trees. One has agreed to pay for the removal of the tree. The tree is in the island behind the covered parking and is not a common area tree. Discussion of the two partially uprooted Drake Elms follows. Andy Welper will speak with the owners in regards to the trees and inquire if they would be willing to pay to remove the trees at the same time the association is removing the common area trees. The Board of Directors are in agreement to proceed with tree removal.

A site visit was completed by the insurance adjuster. Short notice was given and not all of the interior inspections were completed. They will be coming back to finish the interior and inspect all roofs on the property.

Andy Welper mentions that Sylvia Carboni received damage to the chimney cap in Katrina. The policy paid for replacement but the roofer was unable to locate a matching cap. Sylvia was aware of the problem at the time. Andy feels the \$115 paid for the replacement of the chimney cap should be paid to the owner to allow her to independently search for a replacement. The cap will need to be replaced and

will be difficult to find. The Board of Directors are in agreement a check will be written to Sylvia Carboni.

The annual meeting is due to be held on November 3<sup>rd</sup> at 7PM. The meeting will be held at Monjuni's Restaurant. Andy provides a proposed budget and expenses with a projection for the remainder of 2008. The board is in agreement with the figures and approve mailing to the owners. Andy and Kathryn will work on getting the notice to the owners within the required time frame.

With no further business the meeting adjourns.