

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
March 23, 2023

MEETING NOTICE Upon notice duly given and received, a Regular Session meeting of the Board of Directors of the Cypress Home Owners Association was held on March 23, 2023, at 7:00 p.m. in Clubhouse #2.

**BOARD OF DIRECTORS
QUORUM**

A quorum of the Board was reached with the following directors in attendance:

MEMBERS PRESENT

DIRECTORS PRESENT:

John Russell, President
Jean Redfearn, Treasurer
Maria Delvaux, Secretary
Deanna Borodayko, Member at Large

DIRECTORS ABSENT:

None

REPRESENTING LA PERLA PROPERTY MANAGEMENT

Tina Bashikian, Account Executive
Teri Kruse, Account Executive

Call to Order

The meeting was called to order at 6:15 P.M. and again at 6:32 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on March 23, 2023, was reviewed as amended. *Following review and discussion, it was the general consent of the Board to approve the agenda as amended to include Potential Litigation to the Executive Session.*

Owners Present

No homeowners were present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on February 23, 2023, as prepared by Management. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve the minutes as presented.*

Financial Review

The Board reviewed the financial statements for February '23 provided by La Perla Property Management. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to accept the financials as presented.*

The Board reviewed the maturing City National Bank CDARs for the months of April and May. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to roll the April maturing CDAR into a new 26-week City National Bank CDAR and the May maturing CDAR into a new 26-week City National Bank CDAR.*

Grounds and Maintenance

Antis Roofing and Waterproofing Proposal(s):

Bldg 35 Roof Replacement - The Board reviewed and discussed the proposal for full roof replacement needed for Bldg 35. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of \$40,709.14.*

Bldg 37 Roof Replacement - The Board reviewed and discussed the proposal for full roof replacement needed for Bldg 37. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of \$40,709.14.*

Bldg 40 Roof Replacement - The Board reviewed and discussed the proposal for full roof replacement needed for Bldg 40. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of \$43,423.08.*

Bldg 42 Roof Replacement - The Board reviewed and discussed the proposal for full roof replacement needed for Bldg 42. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of \$43,423.08.*

Bldg 45 Roof Replacement - The Board reviewed and discussed the proposal for full roof replacement needed for Bldg 45. *Following review and discussion, a motion was duly made, seconded, and unanimously carried to approve proposal in the amount of \$43,423.08.*

Certified Phone Solutions Proposal:

The Board reviewed and discussed the discussed the proposal for rewiring of the existing cables for one building. *Following review and discussion, it was the general consent of the Board to table this matter until Management can obtain legal counsels advise on how to proceed.*

Administration

Pool/Restroom Key Distribution – The Board reviewed and discussed the procedure and scheduling to distribute the new pool and restroom keys to the homeowners. *Following review and discussion, it was the general consent of the Board to have three (3) dates for the keys to be distributed, April 15, April 27, and April 29.*

Future Meeting Schedule – Management proposed moving the monthly meetings to 5:30 P.M. instead of 6:30 P.M. *Following review and discussion, it was the general consent of the Board to move the monthly meetings to 5:30 P.M.*

ADJOURNMENT

There being no further business to come before the Board of Directors, the Board of Directors has agreed, by general consent, to adjourn the Regular Session at 6:29 P.M. and again at 8:54 P.M.

ATTEST

I, Marria Delvaux, duly appointed and acting of the Cypress Home Owners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Regular Session held on the date listed above, as approved by the Board of Directors for Cypress Home Owners Association.

Marria Delvaux
Appointed Secretary

4/27/23
Dated