

CYPRESS HOME OWNERS ASSOCIATION
REGULAR SESSION MINUTES
December 9, 2021

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 December 9, 2021 at 7:15 pm in Clubhouse #2 and via Virtual (Zoom).

**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

Call to Order

The meeting was called to order at 7:26 P.M.

Agenda Approval

The agenda for the Board of Directors meeting to be held on December 9, 2021, was reviewed as posted. *Following review and discussion, it was the general consent of the board to accept the agenda as presented.*

Owners Present

No homeowners were present.

Approval of Minutes

The Board reviewed the minutes for the General Session held on November 4, 2021, 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 October '21 provided by La Perla Property Management. *Following review and discussion, a motion was duly made, seconded and unanimously carried to accept the financial statements as presented.*

Grounds and Maintenance

Scott English Cleanout Proposal(s)

The Board reviewed and discussed the proposal(s) for additional work needed to complete the sewer cleanouts. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the following proposals (21120753, 21110251, 21110254, 21111232). Proposal 21120949 was denied, and a one-way cleanout was approved.*

Antis Roofing Proposal – 4618 Larwin

The Board reviewed and discussed the proposal for the application of Flintlastic Membrane located at 4618 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$3,295.00.*

Antis Roofing Proposal – 4846 Larwin

The Board reviewed and discussed the proposal for the application of Flintlastic Membrane located at 4846 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to deny the proposal in the amount of \$3,497.00. The board directed Management to obtain a proposal for a full roof replacement for this building.*

Antis Roofing Proposal – 4738 Larwin

The Board reviewed and discussed the proposal for the replacement of the lower roof section located at 4738 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to deny the proposal in the amount of \$6,990.00. The board directed Management to obtain a proposal for a full roof replacement for this building.*

ECA Carport Repair Proposal – 4576 Larwin

The Board reviewed and discussed the proposal for the repair to the carport located at 4576 Larwin. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the proposal in the amount of \$850.00. The board directed Management to seek reimbursement from the trash company for the damage caused to the carport.*

ECA Brick Replacement Proposal

The Board reviewed and discussed the proposal for the additional brick replacement throughout the community. *Following review and discussion, this matter was tabled until the vendor can confirm if some of the brick work has already been completed.*

Pool Furniture Discussion

The Board discussed the schedule for the pool furniture placement. *Following review and discussion, it was the general consent of the board to approve Sterling Cleaning NTE \$100.00 to put away the pool furniture until the Friday before Memorial Day 2022.*

Homeowner Requests

4690 Larwin

The Board reviewed and discussed the correspondence from the homeowner at 4690 Larwin requesting the replacement of a tree that was removed and to plant extra bushes in front of the windows. *Following review and discussion, a motion was duly made, seconded and unanimously carried to approve the replacement of the tree and deny additional bushes for the front window.*

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 7:59 P.M.

ATTEST

I, Maria 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.

Maria Delvaux
Appointed Secretary

1/27/22
Dated