



Volume 1, Issue 2, Sept. 2019

## Board Meeting Notes

A regular meeting of the Board of Directors was held on May 15, 2019. The following items were discussed:

- Final approval of the process for lower unit owners to install hurricane windows if they choose. (See pg.2 )
- Approval of Violations and Fining Procedures Policy. (See Pg. 2)
- Approval new landscaping for the north entrance.
- Approval to replumb the pool pump room
- Approval to cancel regular Board meetings for the summer months.

A Special Meeting of the Board of Directors was held on August 21, 2019. The following items were discussed:

- Approval of Charters for: Clubhouse, New Member Interview, Landscaping, Pool, Compliance, and ReRoofing Committees.
- Approval for the installation of speed bumps at a price not to exceed \$2,500.
- Approval to use excess budgeted landscaping funds for plantings around the pool and clubhouse entry to improve privacy.
- Approval for the ReRoofing Committee to develop a plan to replace roofs. (See Pg. 3)

Complete Minutes from the meeting can be found on our website [www.CYPRESSSTRAND.COM](http://www.CYPRESSSTRAND.COM)

## Black Algae in the Pool

During the summer, there were many complaints of black spots in the pool. Our pool contractor states that the main cause of this black algae is contaminants from ocean water. Often, bathers do not wash or rinse their suits after use at the ocean or do not rinse off or shower from the beach before coming to the pool. This causes contaminants from the ocean to be transferred into the pool. The only way to rid the pool of black algae is to close the pool for a 24 hour chlorine shock treatment. **Please remember to rinse your suits after going to the ocean, and to shower before swimming in the pool.**

## Board of Directors

President—Phil Mucenski  
Vice President—John Ward  
Treasurer—Dave Van Horn  
Secretary—Doreen Winger  
Director—Mary Lou Curless

## Up Coming Events

BOD Meetings Clubhouse 6:30 M  
Oct. 23, 2019  
Nov. 20, 2019  
Dec. 18, 2019  
Power Washing 10/28-10/31  
Happy Hour @ Clubhouse  
starting Nov. 1 5:30

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## Contact Information

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**If you did not receive a copy of this Newsletter via email, please contact the Association Manager to be included in our email contact list.**



## Volunteer Opportunities at Cypress Strand

The heart of a well-functioning Homeowner's Management Team is a core of volunteers; not only for the Board of Directors but also for Committees to oversee certain functions such as landscaping, pools, clubhouse, Building and Grounds and special areas such as our Compliance Committee. This is a great opportunity to assist our Board in management of these areas and contribute to our Association with just a couple of hours a month of service. We are seeking volunteers for the following committees

**Pool Committee:** Enhances the Cypress Strand pool/spa appearance and functions through monitoring pool/spa cleanliness and operation and ensuring pool/spa rules and hours of operation are followed by pool users. We need **four** volunteers, hopefully pool goers.

**Clubhouse Committee:** Monitors the maintenance, appearance, cleanliness and operability of the clubhouse. We need **three** volunteers.

**Compliance Committee:** This is a new committee that meets whenever a fine is proposed by the Board for violations. It provides a "due process" for alleged violators and decides whether a fine is to be confirmed or rejected based on the evidence presented at a hearing. We currently need **three** volunteers.

**New Resident Interview Committee:** Welcomes new residents and tenants and ensures they are aware of the Association management, whom to contact with issues and fully understand the existing Cypress Strand Rules, Regulations and Procedures Manual. They also verify information obtained on the application form. Currently open to **several** volunteers.

**Building and Roads Committee:** This is a new committee that oversees building maintenance and repair to include pressure washing, painting and waterproofing. They also oversee maintenance of concrete sidewalks, curbs and driveways in the community and oversee road maintenance and repair. There are **five** openings for this new committee.

John Ward will be meeting with all committees starting this December to help organize and answer any questions about functions, etc. To volunteer for a committee please send an email to **John Ward** at: [FLJUAN@MSN.COM](mailto:FLJUAN@MSN.COM) and indicate your preferences.

**Basic Association Management Class:** This class will be held on a Saturday this Winter and is open to anyone who would like to learn about managing an association. If you are volunteering for a Committee, you are especially urged to attend but attendance is open to any Cypress Strand owner.

## Did You Know?

The Cypress Strand website has an **events calendar**. To see upcoming events, go to [www.cypressstrand.com](http://www.cypressstrand.com) and click on **Events Calendar**. If you would like to see an event added to the calendar, please send the information to [cypressstrandcondo@gmail.com](mailto:cypressstrandcondo@gmail.com).

## Community Info

**Pets:** Association rules and regulations limit the size of a dog to 25 pounds, and only two pets are allowed per unit. Recent issues caused by oversized dogs have been resolved, but the process is more time consuming and expensive if the pet has been living in the community for a longer period of time. All residents should be aware of the restrictions as **lease and sales applications require a special section covering the rules on pets**. If you see an obviously oversized animal living in Cypress Strand, please report it to the Board or Association Manager.

**Occupancy Rules:** For information: Each unit may be occupied by no more than six (6) adults at any one time. No subleasing is permitted. No lease may be for a period of less than thirty (30) days. A new unit owner may not lease that unit for at least twelve (12) months following the purchase of the unit unless an already existing lease is in effect at the time of the transfer. Special Rules apply to families occupying a unit – please see the Occupancy section of Cypress Strand Rules found on the CypressStrand.com website.

**Leaking Windows:** There have been some recent occurrences of leaking windows due to dirt accumulating between the screens and window sills. A good annual cleaning of this area is suggested.

**Hurricane Impact Windows:** The Board has approved the optional installation of impact windows for lower units **at owner expense** if desired by the owner (upper units already have impact glass installed). Only one contractor is approved for installation at this time and the cost to install the windows without the sliding glass doors is about \$7,000. The cost may be less depending on the number of units ordered at one time. Adding the sliding glass doors will cost an additional \$5,700. Interested owners should contact our manager, Stephanie Tirado, for more information and required forms. The owners who had the first group of impact windows seem pleased with the installation and are very happy with the sound deadening qualities of the windows.



### President's Corner – Roofs

After more than month of investigation, the Re-Roofing Committee (John Ward, Norm Tobey, Harry Weinberg and Phil Mucenski) have made a recommendation to the Cypress Strand Board to move forward with Southern Florida Restoration (SFR Services/SFR) to place an insurance claim for our roofs due to the excessive number of repairs we have made since Hurricane Irma. The Board unanimously approved the proposal.

SFR assists its clients with insurance claims and uses local roofers (for us it is Kingdom Roofing) on re-roofing projects. We checked out references on both SFR and Kingdom Roofing which were all excellent. We are close to signing an agreement, reviewed and approved by Cypress Strand legal counsel, to have SFR handle the claim from beginning to end. If successful, our cost for the new roofs will be the amount of our hurricane deductible or approximately \$515,000.

Built in 2004, our roofs do not meet current code and the existing tiles are no longer available. These are two points in our favor for full replacement of the damaged roofs. SFR has inspected all the roofs and found "lift" damage due to high winds on most of them along with numerous cracked and broken tiles. Based on their initial review, SFR is confident that we have a legitimate claim.

The claim process can take up to two years. In the interim, SFR will have Kingdom Roofing do all the repair work on our roofs **at no cost to us**. They will ultimately be reimbursed by the insurance company for trying to maintain the roofs since signing the claim agreement. If the insurance company agrees that there is, in fact, storm damage from Irma, Cypress Strand will be reimbursed for repairs we have made since Irma which currently total nearly \$90,000.

The Board has agreed that an insurance claim is the way to proceed, as SFR's compensation from Cypress Strand is limited to our deductible and only payable if we agree to a settlement amount with the insurance company. If for some reason our claim is rejected by the insurance company, we will have at least received one to two years of free roof repairs while increasing our reserves by an additional \$100,000 annually for roof replacement.

The Board will keep Owners abreast of future developments on this matter.

### Financial Summary

As of August 31, 2019, the Association has \$1,915,749 in assets; restricted reserves of \$1,622,923, and an equity balance of \$219,425.

Year-to-date (five months since April 1<sup>st</sup>), our income is \$2,519 over budget and our various operating expenses are under budget by \$27,522.

It is important to note that our annual expense budget is spread over a twelve month period with equal amounts budgeted each month. Our expenses are generally incurred on a more irregular basis throughout the year. As such, just because we are reporting under budget expenses at this point in our fiscal year, as additional expenses are incurred over the next seven months, it is anticipated that our actual expenses at fiscal year-end will be at budgeted levels.