



Cypress Lake United Methodist Church

1. President Mark Generales called the meeting to order at 7:00 P.M. and welcomed everyone.
2. The eleven Board members present introduced themselves.
3. Secretary, Renee Notes, certified that there was a quorum.
 - a. 30 members present in person (in addition to board members)
 - b. 64 valid proxies received naming Renee Notes, Secretary
 - c. 6 proxies received naming others
4. Mark moved that the minutes of January 21, 2021, annual meeting be approved as published in the March 2021 monthly newsletter. Minutes were approved.
5. Mark directed members attention to a Power Point presentation created by Renee Notes, which among other information, highlighted Board Accomplishment in recent years.
6. Renee shared information on a FL Dept. of Transportation "Open House" scheduled for Tuesday, January 25 from 5:30 to 7:30 P.M. at FSW, 8099 College Pkwy, Building AA- Room 177. FDOT plans to construct raised medians along portions of McGregor going north from Cypress Lake Drive to Edinburgh Drive (north of the Publix shopping center entrance).
7. **Treasurer's Report-** Treasurer Gary Hudson said that the Treasurer's Report had been posted on the website and he noted that 2022 dues invoices would be mailed before the end of the month.
 - a. Gary said that the Board was recommending that dues remain at \$120. It was moved and seconded that the dues remain at \$120. Following discussion, the motion was approved with only two opposed.
8. **Committee Reports**
 - a. Architectural Review/Deeds of Restriction (composed of Mark Generales, Rick Chubb, Roy Benton, and Gary Hudson). Chair, Gary Hudson, said that in 2021 the committee was engaged in an average of one review or violation per week. The majority of the committee's work involves review of plans for homes, docks, seawalls, fences, etc. About a quarter of the work involves responding to violations which are either noticed or brought to the committee's attention.
 - b. Lake. Committee Chair, Renee Notes, shared that all was well with the lake.
9. **Old Business-**None
10. **New Business-**None
11. **Election of Directors.** Three vacancies occurred during 2021. The Board appointed the following owners to fill those vacancies. The three owners listed below were unanimously confirmed by the Association membership.
 - a. Ann Marie Aeschliman - Cypress Lake Dr.
 - b. Capt. Craig O'Donnell - Hatchee Vista
 - c. John Kristobak - Jennifer Lane
12. **Town Hall dialogue on the Amended, Restated, & Combined Deeds of Restriction (ARCDOR).**

At check-in, as a prelude to re-writing ARCDOR over the next couple years, attendees were given a 3-page hand-out summarizing the significant provisions of ARCDOR. Gary hit the highlights and noted that any restriction should have a solid rationale. How does a restriction help maintain property values? For example, if not waterfront, why limit a boundary fence to 5' high rather than 6'?

ARCDOR was drafted in 2004. It needs updating, particularly with respect to clarity of language and adding more definitions. This handout is incorporated into these minutes and will be on the website.
13. Meeting was adjourned at 8:15 P.M.