

CALL TO ORDER - President - Craig O'Donnell,

OFFICERS, DIRECTORS, & RESIDENTS PRESENT

A quorum was established.

Present: Vice President John Kristobak, Treasurer, Ann Marie Aeschliman, Secretary Renee Notes; Directors: Jeremy and Jennifer Deates, George Winn,

Absent: Executive Secretary Donna McClung; Directors: Marge Byrne, Mark Generales, Jutin O'Brien (moved out of the neighborhood, resigning position), Mike Humprey

APPROVAL OF MINUTES

May 2025 - Motion to approve. Seconded All in Favor

TREASURER'S REPORT

August 2025 Financial Statements

- Reminder invoices are being sent to the outstanding unpaid 2025 dues.
- Motion to accept financial statements, seconded and all in favor.

ARCHITECTURAL REVIEW COMMITTEE

Architectural Review report

- 19 new requests for approval and 19 have been approved,

DEED OF RESTRICTIONS - No new changes to report

OLD BUSINESS

Violations – updated violation compliance spreadsheet provided – send violations to Donna or Street Director to be added to Violation List and addressed. Boat trailers continue to be an issue.

Signs – Deposit paid. John talks with vendor approx.. once a week for updates. Process is slow. Each sign must be measured for exact size. There are small variances between signs. Vendor will work on creating a pattern for each sign based on measurements. Deep Lagoon will be the 1st sign updated. T&T will need to confirm paint colors are correct, etc. with the install plants rocks will be refreshed. Jennifer will provide an option for plants that are colorful, small, easy to maintain and drought resistant. Sprinklers were repaired on two main entrance signs.

Attorney Meeting – Craig and John met with the attorney on how to proceed with violations, etc. Ongoing discussions. Craig will speak with attorney to determine what is needed for homeowners to opt in the HOA.

NEW BUSINESS

HOA Board Vacancies – three vacancies, Justin O’Brien is resigning ; he has moved out of T&R. Need to find people to join. Jennifer mentioned two people on Facebook had mentioned an interest. Craig will follow up.

TRIU Committee Members - three vacancies, Current members, Craig O’Donnell and John Kristobak. Meetings are once a year to discuss budgets and expenditures. Renee Notes and Ann Marie Aeschliman agreed to join the committee.

Annual Meeting Location – Cypress Lake United Methodist Church will be contacted to determine if this location will be available for 2026 Annual meeting and intent is to book 2nd Thursday in January 2026 for the meeting now.

South Pointe South Clubhouse Usage – Ann Marie to contact for payment of fees for monthly HOA board meetings for the 2025-2026 season, Sept 2025 – May 2026.

Storage Unit – Needs to be organized and cleaned. Oct. HOA board meeting will be held at the storage unit. John has cleaned out some items. Financials only need to be maintained for seven years; remaining years can be destroyed per our attorney.

T&R Signage - Christmas Decorations - – Dec. board meeting will be to decorate signs for the holiday season.

OWNER COMMENT PERIOD - None

MEETING ADJOURNED