

# *Cypress Cove of Jupiter*

Homeowners' Association, Inc.  
Board of Directors Meeting  
Monday, February 27, 2023 @ 4:00 PM

Board Members Present: Jimmy Glover, Denise McNaboe, Suzan Tucker, Nick Kron and Janine Korody. Management Present via Zoom: Ayelin Marion, LCAM

Jimmy Glover called meeting to order at 4:01 pm.

## **Previous Minutes:**

Adding "per occurrence" at the end of the sentence for the Executive portion. Denise McNaboe approved the minutes as amended; Suzan Tucker seconded, and all were in favor.

## **Financial report:**

Jimmy Glover mentioned he may want to move around some funds to receive better rates; Suzan Tucker will investigate this.

## **Manager's report:**

Ayelin Marion discussed several items. The community outreach flyer for committees is almost ready for mailing; Suzan Tucker will send final changes next week. Denise McNaboe approved to garish wages from Rapid Security in hopes of receiving money owed from the final summary judgment filed last year; Janine Korody seconded; all were in favor. The Board approved Holiday lighting and mailbox repairs previously; management will send out deposits to get the ball rolling.

## **Officer/Committee reports:**

Ayelin Marion will contact Six Berry Locksmith to get a price on how much it would cost to remove the bypass feature on the pedestrian gates and how we can continue maintaining these locks long term in house. The Board would like to install springs on the gates as well. Nick Kron recommended the Board members to create their own community email for Association business. Ayelin Marion was instructed to look at the Association's insurance policy to ensure that there was computer fraud coverage and wire fraud protection as well.

## **Old Business:**

Ayelin Marion is working on retrieving 3 bids for reserve studies and potholes repairs throughout the community. Commercial vehicles are not allowed to be parked overnight unless stored inside the garage unseen – we currently have a resident who refuses to store their commercial vehicle properly and the Association is seeking legal advice on how to proceed. The President would like to form a fining committee immediately, he will come up with some recommendations.

## **New Business:**

Denise McNaboe received a quote for trimming 31 palms by Egret Landscaping and Janine Korody made a motion to approve the proposal; Suzan Tucker seconded the motion, and all were in favor. Ayelin Marion will reach out to Arbor Experts about the annual trimming.

Next meeting is scheduled for March 27, 2023 @4:00 p.m.

Meeting adjourned @ 5:38 p.m.

Respectfully submitted by  
Ayelin Marion, LCAM  
On behalf of the Board of Directors