



Blue Cypress Golf & RV Resort Condominium Association, Inc.

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Hello Everyone,

I hope this update finds everyone healthy and happy. It has been a busy summer so far, a lot has been accomplished and there is still a lot to do.

We are going to start giving updates every other month or so.

We are no longer putting Blue Cypress Golf & RV business on Facebook. All updates will be posted on the Website, if you have not already signed up yet, go to the website, click on member registration then follow the prompts. If you have an issue, feel free to contact the office at 863-467-5774.

So far this summer we have run power to the gray shed, installed lights and outlets. Also, have replaced rotted siding and trim on it. Then painted and put skirting on. No more lost golf balls under the shed. A new door has also been installed.

The roof on the shed by the maintenance building has been re-shingled.

On the Clubhouse, the soffit that was missing has been replaced. The outside trim on the screen room has been replaced along with a new screen door. The ceiling in the Clubhouse has been repaired.

The flagpoles have been painted.

We had to replace an irrigation pump. Also ran irrigation and sprinklers around the pickleball court.

As far as business goes the pickleball court surfacing is underway. They had an issue with the basecoat adhering to the concrete. We have figured out the issue and next week it will continue. We are planning on it to be playable upon everyone's return.

We have a contract to replace the generator for the water plant. Hopefully, that will be installed soon.

There have been a lot of questions about our insurance. Last year we spent a little less than \$50,000.00 on all our insurance combined. They did not renew us for this year. We could not find anyone to insure us. We had one company that would, but they wanted \$90,000.00 - \$100,000.00 to do it. At the last-minute Jerry and Debby found us a policy it is as follow:

Building and Liability - \$53,860.00

Flood - \$1,642.00

Volunteers - \$345.00

Worker's Compensation as of May 25, \$3,175.00

For a total of \$59,022.00, this was an increase of almost \$10,000.00. We fully expect it to happen again next year.

Lawn Maintenance, our contract expired with Nunez earlier this year. They have been maintaining the park at the expired contract price. We decided to look for another company and started looking for bids. I asked for help in doing so. Duane Rogers, Susan Feigel and Don Feigel stepped up. They all made many calls and inquires. Unfortunately, not one company came out to give us a quote. We had one verbal quote of \$120,000.00. Luckily, Lon Sloan was able to broker a deal with Nunez. They are going to finish this year at last year's prices. January 1st, 2024, the new 3-year contract will begin with only a 6% increase. The old contract rate was \$61,500.00 per year, the new contract is \$65,190.00 per year.

Now let us put this in perspective. They mow approximately 36 times a year at \$65,190.00, that means it costs \$1,810.83 every time they mow. There are 248 lots, every time they mow, we are all paying \$7.30. Seven dollars and thirty cents is what each owner pays for lawn maintenance each time they come, not bad, I think. I couldn't get a high school kid to do it for that.

We have reduced the number of dumpsters to one. It is working so far, and it saves us a lot of money. We will increase as needed. The area to the west of the dumpsters is for scrap metal only. Furniture, plastic, glass, building materials, etc. are not allowed and will be returned to the depositor. Everyone's cooperation is greatly appreciated.

The area in the back by the fire pit has been completely cleaned up. No longer can cabinets, dressers, furniture, and anything else is allowed to be dumped back there to be burned. The guys taking care of the fire want pallets only. When they are out of them, they will get more. If you are doing work or having someone doing work for you. The scraps must be taken to the dump in town, not the back. Again, we need everyone's cooperation.

The Board has had a lot of help this summer and would like to thank: Jerry Receveur, Don Feigel, Susan Feigel, Duane Rogers, Bill Adrian, Ted Shaw, Paul Piccolo, Dave Emerson, Terry Leap, Roger Crane, Jimmy Ovies, John Lawson. Also, to Bruce & Sherry Alliger for picking up the limbs and keeping the park clean. Also, a special thanks to Sidney Place for all the mowing that he does.

On behalf of the Board of Directors, have a safe summer and hurry back.

Thank you,



William Forrest – Vice President
Blue Cypress Golf & RV Resort