

*Blue Cypress Golf & RV Resort Condominium Association, Inc.*  
13801 S.E. HWY. 441, # 288  
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**Board of Directors Minutes  
Monday, January 15, 2024**

L. Sloan called meeting to order at 10:01 am

**Roll Call** indicated that B. Forrest, J. Receveur, E Turner, L. Sloan, absent  
D. Feigel

**Pledge of Allegiance and Moment of Silence.**

**Minutes of last meeting,**

Motion to waive the reading of the minutes by E. Turner

2<sup>nd</sup> by B. Forrest, no nays

Motion carried.

**Treasurer report, given by J. Receveur**

Operating 203,730.42

Reserve 591,349.88

Motion to accept the report by B. Forrest

2<sup>nd</sup> by E. Turner, no nays

Motion carried.

**Committee Reports**

Architectural – Gene Neely

Boat/Pontoon Parking – John Canterino

Elections- Cindy Yoder

February 4, 7pm, Meet the candidates.

February 10, 2 pm, Election

Golf- Bruce Baker

January 19, 2pm Golf meeting

Tee #7 would like tree trimmed.

Posted 1-22-24  
7:45 A.M.  
By: Carmen Wajanski

Tee #2 would like to remove tree, checking on the law for cypress tree removal.

Cart or Walking bridge be installed.

Tee #2 new women's tee box.

Golf would like any owner removing dirt from their lot to be donated to golf.

Golf would like donations for shell rock to continue to make pathways.

B. Goldbeck has purchased stop signs, would like them to be placed so that the golfers would not pull out in front of traffic.

See attached report from the Golf Committee.

House & Grounds- need a chairperson.

Lake Habitat & Fishery – Sharon Knudsen, Dave Jodoin, John Hakker

D. Jodoin verbal report,

Meeting minutes in the office.

The agenda will be posted.

Water clean-up to be held again, volunteers to work.

Possible getting structures in the lakes. Noted that B. Forrest read the rule on structures, passed it to the rules committee for further review.

Pickleball – Dorothy Mitchell

Rules & Regulations

Compliance – Brian Goldbeck

The committee had a meet and greet. As of today, they are out writing violations. Ask for different camera, seems the one given him was not working properly.

Revision – Judy McCutchan, Cindy Yoder

Meeting every Tuesday at 2pm.

Boat owners need to add lot number to the boat. It is hard to locate the owners. No dog walking on golf course. Speed bumps. Golf carts driving on private lots.

Fining – Darrell Harp

Social Club – Steve Bell

Sunset Waters Oversight – need a chairperson.  
Other Reports

#### Old Business

Hydro Tank update from B. Forrest

The tank has been postponed from January 7 to January 12 now it's January 23. After delivery, it will only take hours to complete. During this time, we are going to fix the valves on lots that are leaking. Please contact the office to be added to the list. There are shut offs under the asphalt, but the condition of the old fixtures are unknown.

Silver Cypress Rezoning update from L. Sloan

The commissioners meeting was successful, they listen to our concerns. We need more people at the next meeting date of February 22. We would like a form letter sent to the commissioners prior to that meeting time.

#### New Business

Swimming Pool Pump via B. Forrest

The new pool pump was installed and after a 24-hour recycling, the pool was reopened. The new pump and motor cost \$3200.00. The old motor is getting new bearings for approximately \$200.00 and will be a backup.

Trash Dumpster via L. Sloan

Waste Mgt. had given us a delivery date of January 6, then January 11 now January 18. After discussion with them over the delay they offered us one free pickup. Please see attached rules regarding garbage and trash, please be responsible.

BOD Fundraiser via L. Sloan

Blue hats and polo shirts for sale as a fundraiser.

BC Attorney

The BOD has hired the attorney, that we used for the 55+. He will now be our attorney of record. Kaye Bender Rembaum, P. L.

Rules & Regulation Procedures via B. Forrest

The violations will be handled in accordance with F.S. 718 and Blue Cypress condo documents. They will get a non-compliance letter; they have 14 days to correct the issue. After fourteen days, it will be put on the BOD agenda for the next meeting. The second letter will start the fining process. They can appeal to the fining committee. If this is not rectified, it will go to court.

Selling your lot – you must go to the office and complete the unit transfer papers. All new owners must have the background complete prior to the estoppel being issued.

Visitors – all must complete a background check on or before the 45<sup>th</sup> day and register with the office.

Kelly Rulong – Speed bumps

2pc speed bumps at Home Depot including hardware \$221.00 each. They are on sale now. See attached,

Other New Business

Trees - lift rental is \$250.00 per day, the hauling fee is \$600.00 per load.

Pickleball Rules, see attached via L. Sloan

J. Receveur made a motion to accept the Pickleball rules.

2<sup>nd</sup> by E. Turner, no nays

Motion carried.

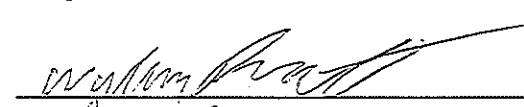
### **Adjournment:**

Motion made by E. Turner to adjourn meeting,

2<sup>nd</sup> by J. Receveur

Motion carried.

Adjournment at 11:55

  
\_\_\_\_\_, <sup>vice President</sup> ~~Secretary~~  
Lou E. Sloan, President

## BLUE CYPRESS GOLF AND RV RESORT

## Balance Sheet

As of January 15, 2024

	Jan 15, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · TOTAL OPERATING	-
1005 · OPERATING CENTERSTATE 5362	203,730.42
Total 1000 · TOTAL OPERATING	203,730.42
1000D · DEFERRED CAPITAL	
1000d2 · HARBOR surplus TO CS 1020134	39,855.34
1000d3 · capital emergency (0190 CS )	10,170.74
Total 1000D · DEFERRED CAPITAL	50,026.08
1012 · PETTY CASH	250.00
1019 · TOTAL RESERVE	
1040 · RESERVE MM @ CENTERSTATE (0182)	71,815.73
1054 · MID FLORIDA 0201	2,500.84
1058 · MIDFLORIDA CD 2591	65,401.92
1060 · MID FLORIDA CD 4197	113,422.30
1061 · MID FLORIDA CD 122832101	64,549.38
1071 · REGIONS MM (6048)	177,650.96
1072 · REGIONS CHECKING (0520)	500.00
1075 · PNC CHECKING (4918)	515.00
1076 · PNC MM (4897)	94,993.75
Total 1019 · TOTAL RESERVE	591,349.88
Total Checking/Savings	845,356.38
Accounts Receivable	
1100 · A/R LOT OWNERS	-123,260.58
1120 · 2020 SEWER SPECAIL ASSESSMENT	-0.38
Total Accounts Receivable	-123,260.96
Other Current Assets	
12000 · Undeposited Funds	19,360.00
1325 · PREPAID INSURANCE	16,742.00
Total Other Current Assets	36,102.00
Total Current Assets	758,197.42
Fixed Assets	
1200 · FURNITURE & FIXTURES	20,321.84
1210 · EQUIPMENT	90,109.65
1212 · GOLF EQUIPMENT	153,761.44
1213 · ACCUMULATED DEPRECIATION	-208,354.22
Total Fixed Assets	55,838.71
Other Assets	
1315 · PRE-PAID FEDERAL TAX	1,371.86
1500 · UTILITY DEPOSIT	39.92
Total Other Assets	1,411.78
<b>TOTAL ASSETS</b>	<b>815,447.91</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	-0.04
Total Accounts Payable	-0.04
Other Current Liabilities	
2050 · Sales Tax Payable	275.32

7:46 AM

01/15/24

Accrual Basis

# BLUE CYPRESS GOLF AND RV RESORT

## Balance Sheet

As of January 15, 2024

	Jan 15, 24
2100 · Payroll Liabilities	579.60
2110 · Direct Deposit Liabilities	-329.84
2200 · ACCRUED EXPENSES	-200.35
2250 · due to SOCIAL activity club	0.07
2352 · PER.OBL.LIAB.RESERVE ASSESS FEE	515,612.82
<b>Total Other Current Liabilities</b>	<b>515,937.62</b>
<b>Total Current Liabilities</b>	<b>515,937.58</b>
<b>Long Term Liabilities</b>	
2800 · ACCRUED RESERVE	
2800T · TOTAL RESERVE (2014)	148,161.09
2810 · RESERVE INTEREST	1,252.81
2800 · ACCRUED RESERVE - Other	-84,006.84
<b>Total 2800 · ACCRUED RESERVE</b>	<b>65,407.06</b>
2850 · KUBOTA CREDIT CORP	7,169.00
<b>Total Long Term Liabilities</b>	<b>72,576.06</b>
<b>Total Liabilities</b>	<b>588,513.64</b>
<b>Equity</b>	
30000 · Opening Bal Equity	-101,743.88
3901 · RETAINED EARNINGS	31,842.92
3901* · * RETAINED EARNINGS	244,392.58
3902 · CONTRIBUTED CAPITAL	-1,973.20
Net Income	54,415.85
<b>Total Equity</b>	<b>226,934.27</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>815,447.91</b>

# GOLF COMMITTEE REPORT

15 JAN 24

Meeting this week (will post)

## Items For Discussion

1. Trim tree on #7 Tee
2. Like Board to Consider Removal of tree in #2 FAIRWAY
3. Bridge for New Tee for men on #7 (Approx - 42' length)
4. Build new Womens Tee on #2
5. Add Path, maintenance to course for travel of GOLF KARTS

Brent Bick  
Golf Chairman

## Rules Revision Committee Meeting

Tuesday January 9, 2024

Present: Cynthia Yoder & Judy McCutchan – co chairpersons  
Karen Bettenhausen, Brian Goldbeck, Sam Stevens, Bonnie  
Salzler – committee members

Also – John Canterino, Kevin Bolduc, Valerie Neely, Greg  
Christianson

Cynthia distributed full set of governing documents and rules to  
members. Decided to meet every Tuesday at 2 pm.

Started to look at rules page by page. Page D1 Definitions E  
delete mini golf; add pickle ball.

It was suggested to focus on known problems. John Canterino is  
having difficulty identifying owners of boats, etc. Page D8 G5  
“all watercraft and trailers must have current license and  
registration”. Valerie gave John contact # for one non-owner. He  
plans to have a meeting with boaters.

Lot 227 second RV must be removed by January 12 or fining  
begins. Brief discussion re the fairness of this rule.

Golf rules page D8 should include “no non-playing members on  
the golf course”. Needs to be brought to new owners’ attention.

Question: Do new owners get Rules? Yes, all new owners and  
renters get rules and sign that they have received and will



## **Pickleball Court Use Rules and Safety Measures**

### **January 14, 2024**

1. All players and spectators do so at their own risk.
2. Players and spectators are responsible for any damages they may cause.
3. Only pickleball is to be played on the courts.
4. You must be 18 years of age to play on the pickleball courts unless accompanied by an adult owner.
5. Owners/Renters must be with guests/Visitors. Courts close at dark, and play must stop.
6. Obscene gestures and profane language are prohibited. Players displaying unsportsmanlike conduct must leave the courts.
7. No play will engage in behavior that endangers their safety or the safety of others.
8. Players will treat others fairly and with respect.
9. The Association is not responsible for lost, missing or damaged personal property.
10. Do not overplay your physical condition. Age, experience, physical condition, skill level will impact the level of your play. This is a game. Use good common sense for your own well-being and that of others.
11. Hydrate often, bring your own water and juice, etc.
12. If you have a history of heart problems, back pain, breathing problems, elbow, wrist or hand problems be sure to have medications or equipment with you and let other players know what to do.
13. Stretch before playing.
14. If a ball comes onto your court from the other court or other reason stop play immediately remove the ball and resume play.
15. If you hit a ball onto another court immediately yell BALL! Wait until play has stopped then retrieve the ball.
16. Never hit the ball to an opponent without making eye contact with them. Make sure they are ready. If a ball is behind a player stop play immediately.
17. If you observe any player that appears ill, stop play and seek assistance.
18. Do not put extra equipment inside the fence, they create a trip hazard.
19. Do not dive for shots. This is dangerous and could result in severe injury.
20. Wear proper tennis shoes. Running shoes are not advised. Their tread can cause falls.
21. If a player falls all play stops and seek assistance.
22. Never play on a wet court. This is extremely dangerous.
23. Never run backwards, very dangerous and can result in a backward fall and injury.
24. Do not hit or slam a ball when you could hit your partner.

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## X. GARBAGE AND TRASH

- A. **Garbage** and other refuse must be in plastic bags and put into the dumpsters. No landscaping material/debris can be put in the dumpsters. Household furniture, bedding, major appliances, carpeting and all hazardous materials must be transported out of the park and will be disposed of at the owners and/or renter's expense.
  
- B. Outdoor trash cans on a resident's site must have lids and must be kept tightly closed. Owners/Occupants are encouraged NOT to keep trash outside as it can and will attract several unwanted "animal guests".
  
- C. **Sanitary products**; facial tissues, paper hand-towels, disposable diapers, syringes, etc. are not to be flushed down the toilet. **Kitchen grease, or oil of any kind is not to be poured down the sink or toilet.** Any member or non-member causing a blockage or back-up in the sewer-line leading from a site or at the sewer plant will be responsible for the cost of cleaning or repairing the line/s.
  
- D. **Medical Waste** - To ensure the safety of all persons in the park, medical waste, including syringes, must not be flushed down the toilet, disposed of in plastic bags or in the dumpsters. Syringes must be disposed of properly. Sharp's boxes can be purchased at all pharmacies and drug stores. Follow the directions on the container when disposing of all medical or hazardous waste.



stjude.org/givehope

## Home Depot

Veror 2pc. Speed  
Bumps

22,000 lb. load cap.

72.8" x 12.2" x 2.2"

Rubber - includes  
hardware ~~included~~

\$221.

4 = 8 bumps

\$884 ON Sale Now



1A1