

*Blue Cypress Golf & RV Resort Condominium Association, Inc.*  
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**Board of Directors Minutes**  
**Monday, February 19, 2024**

Bill Forrest called meeting to order at 10:00 am

Motion made by L. Sloan to dismiss the BOD meeting until the guest speakers have finished.

2<sup>nd</sup> by J. Receveur, no nays

Motion carried.

**Silver Cypress** by Marcos from MDO Engineering

Updated information from the developer,

Approximately 80 mobile homes with carports, all new units

Lot to be 50 X 100

50 plus community

WTP & WWTP will be built according to DEP guidelines.

16.5 acres will accommodate 60 to 80 units, if the TIFF property is purchased there may be 100 units with a buffer on the front of the property to reduce traffic noise. That would be Phase II.

Tenants will have a background check.

According to Okeechobee County, land this small may not be developed and sold as individual deeded lots.

Final drawings are to be completed by the engineer in 4 to 6 weeks.

The developer will maintain a landlord/tenant relationship with rental agreements.

**Armored Catfish** by Capt. John with Stumpknocker Bowfishing

This service is provided by clients willing to pay a fee to shoot these fish by bowfishing. This is not a party boat. The boat will have a Captain and first mate with up to 6 clients. They start at dusk and fish for 4 hours. No one is allowed to disembark the vessel. There is very limited noise with the generator, but the light is extremely bright. They do have liability insurance

Posted 2-21-24 8:15 AM  
By: Carmen Wajanski

and have a training exercise prior to bowfishing. He will check to see if they can give a discount to owners within the park that would like to try this.

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

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

#### **Minutes of last meeting,**

Motion to waive the reading of the minutes by L. Sloan

2<sup>nd</sup> by J. Receveur, no nays

Motion carried.

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

Operating 148,359.60

Reserve 689,627.15

Motion to accept the report by L. Sloan

2<sup>nd</sup> by D. Feigel, no nays

Motion carried.

### **Committee Reports**

#### **Appeals/Fining Committee – Daryl Harp**

No report

#### **Architectural – Gene Neely**

There have been approximately 25 requests, with only a couple denied.

#### **Boat and Marina – John Canterino**

John would like the BOD to review rule D (8)(13), see attached.

#### **Elections- Cindy Yoder**

No report

#### **Golf- Bruce Baker**

So far, they have collected \$700.00 toward the cart path, this was turned in for deposit to the office. More will be forthcoming.

They will be submitting the cost factor for the bridge as soon as all the figures all calculated.

#### **House & Grounds- need a chairperson.**

Please sign up.

Please sign up.

### **Lake Habitat & Fishery – D. Jodoin**

Meetings every 2 weeks.

License plates and magnets are for sale.

The list of plants and prices will be submitted to the BOD for approval.

Please call the lake committee if you have any issues.

Project – soil in burlap bags to help with erosion. Kelly is trying this first to see how it works.

B. Williams asks about the cattails behind Audrey's house, they must be 20 ft long and taking over.

### **Oversite Sunset Waters – L. Sloan**

It is still for sale, but the last potential sale is dead.

### **Pickleball – Dorothy Mitchell**

No report

### **Rules & Regulations**

#### **Compliance – Brian Goldbeck**

The committee has completed the first step of roof and siding. Now they will focus on trees.

#### **Revision – Judy McCutchan, Cindy Yoder**

Meeting every Tuesday at 2:30pm.

All ideas welcomed.

#### **Fining – Darrell Harp**

No report

#### **Social Club – Steve Bell, absent**

Connie stated there is a breakfast on Saturday that is free.

### **Other Reports**

**Revision** to add Valerie Neely as a member and remove Sam Stevens

**Compliance** to add Barb Treagus.

### **Old Business:**

#### **WTP update – B. Forrest**

All filters have been cleaned, there were check valves not functioning properly. Please understand that all 31,000 gals must be used in order to have all old water gone.

## **Hat and Shirt Sale Fundraiser – L. Sloan**

Hat have been ordered, please contact Lonnie if you need one.

### **New Business**

Liaisons to Committees – B. Forrest

**Appeals/Fining Committee** – D. Feigel

**Boat and Marina** – B. Forrest

**Elections-** D. Buschke

**Golf** – D. Buschke

**Lake Habitat & Fishery** – D. Feigel

**Oversite Sunset Waters** – L. Sloan

**Rules & Regulations**

**Compliance-** J. Receveur

**Revision-** L. Sloan

**Social Club-** B. Forrest

**BOD Fundraiser** via L. Sloan

Blue hats and polo shirts for sale as a fundraiser.

Motion made by L. Sloan to reinvest and take the penalty on the Mid Florida CD of \$113,422.30 @.50% to a new CD of a higher rate would. This will be done by B. Forrest President and J. Receveur, Treasurer.

2<sup>nd</sup> by J. Receveur, no nays

Motion carried.

### **Signs**

Placement on common ground must be approved by the BOD. See rules for signs, see attached.

Motion made by B. Forrest to replace the signs to a better grade and move the placement.

2<sup>nd</sup> by L. Sloan, no nays

Motion carried.

L. Sloan verbal on Dogs

They are not allowed to be walked on the golf course.  
Or allowed to continuously bark. Be a good neighbor.

G. Christensen verbal on a new microphone for the clubhouse. This was addressed at the last meeting not to exceed \$1000.00. Also the calendar is incorrect. The poker run is Saturday at 3p.m.

**Adjournment:**

Motion made by D. Fiegel to adjourn meeting,

2<sup>nd</sup> by L. Sloan, no nays

Motion carried.

Adjournment at 12:15 pm

*L. Sloan*

Secretary

*Vice President 2024-2025*

7:25 AM

02/19/24

Accrual Basis

# BLUE CYPRESS GOLF AND RV RESORT

## Balance Sheet

As of February 19, 2024

	Feb 19, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · TOTAL OPERATING	
1005 · OPERATING CENTERSTATE 5362	148,359.60
Total 1000 · TOTAL OPERATING	148,359.60
1000D · DEFERRED CAPITAL	
1000d2 · CS 1020134 (CHECKING)	20,622.34
1000d3 · capital emergency (0190 CS )	10,181.97
Total 1000D · DEFERRED CAPITAL	30,804.31
1012 · PETTY CASH	250.00
1019 · TOTAL RESERVE	
1040 · CS MM (0182) @4.33%	64,965.60
1054 · MID FLORIDA 0201 (0.01%)	2,500.84
1058 · MIDFLCD 2591 2/13/24 @1.50%	65,401.92
1060 · MID FL CD 4197 9/3/24 @.50%	113,422.30
1061 · MID FL CD 2101 5/12/25 @.50%	64,549.38
1071 · REGIONS MM (6048) @4.05%	178,202.89
1072 · REGIONS CHECKING (0520)	500.00
1080 · TRUIST MM (0403) 4.5%	50,084.22
1081 · TRUSIT CD (9234) 6/17/2024	50,000.00
1082 · TRUSIT CD 6/18/24@4.93%	100,000.00
Total 1019 · TOTAL RESERVE	689,627.15
Total Checking/Savings	869,041.06
Accounts Receivable	
1100 · A/R LOT OWNERS	-151,053.58
1120 · 2020 SEWER SPECAIL ASSESSMENT	-0.38
Total Accounts Receivable	-151,053.96
Other Current Assets	
12000 · Undeposited Funds	1,165.00
1325 · PREPAID INSURANCE	16,742.00
Total Other Current Assets	17,907.00
Total Current Assets	735,894.10
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>793,144.59</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	-0.04
Total Accounts Payable	-0.04
Other Current Liabilities	

7:25 AM

02/19/24

Accrual Basis

# BLUE CYPRESS GOLF AND RV RESORT

## Balance Sheet

As of February 19, 2024

	Feb 19, 24
2050 · Sales Tax Payable	132.15
2100 · Payroll Liabilities	1,150.91
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>516,365.76</b>
<b>Total Current Liabilities</b>	<b>516,365.72</b>
<b>Long Term Liabilities</b>	
2800 · ACCRUED RESERVE	
2800T · TOTAL RESERVE (2014)	253,926.15
2810 · RESERVE INTEREST	920.16
2800 · ACCRUED RESERVE - Other	-136,266.38
<b>Total 2800 · ACCRUED RESERVE</b>	<b>118,579.93</b>
2850 · KUBOTA CREDIT CORP	7,169.00
<b>Total Long Term Liabilities</b>	<b>125,748.93</b>
<b>Total Liabilities</b>	<b>642,114.65</b>
<b>Equity</b>	
30000 · Opening Bal Equity	-101,743.88
3901 · RETAINED EARNINGS	31,842.92
3901* · * RETAINED EARNINGS	244,382.83
3902 · CONTRIBUTED CAPITAL	-1,973.20
Net Income	-21,478.73
<b>Total Equity</b>	<b>151,029.94</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>793,144.59</b>

## G. BOAT RAMPS/BOAT PARKING

1. Residents needing boat/pontoon/trailer parking may park in the boat/pontoon/trailer parking area. A maximum of one (1) space per lot owned. One (1) parking space is ½ the area between the 4x4 electrical posts. Subletting parking spaces is prohibited. Parking another person's boat/pontoon/trailer in your (Site Owner) space is prohibited.
2. The first parking space next to the canal ramp in the boat/pontoon/trailer parking area and in the canal is to be left open for temporary parking of tow vehicles and boat loading and unloading.
3. No watercraft can be tied, secured or anchored to the electrical receptacle 4x4 posts. There are steel anchors in the ground, just below the surface of the grass/dirt.
4. Boats/Pontoons/Trailers are to be parked on the graveled area, they cannot extend over the grass or interfere with the mowing.
5. **Maximum Length of Watercraft** – Maximum Length of watercraft in the parking area is 24 feet. All watercraft and trailers must have a current license and registration.

### D8

6. All residents utilizing the parking area are responsible for keeping their area clean, free of loose equipment, and other storage containers, trash and debris. Watercraft are to be kept in clean and in good working order. Flat or missing tires must be repaired and no storage boxes or containers are allowed outside of the boat, pontoon or trailer.
7. Day Parking for two vehicles and trailers is available between posted signs. Do Not Block this Area, it is a Tow Away Zone. Any expense incurred by the Association will be charged to the owner who is in violation of the parking area rules and regulations.
8. All boat/pontoon/trailer owners are entitled to use the electric outlets to charge their boat or pontoon batteries, whether they are in the canal or parked in the parking area. The mowing crew is not responsible for extension cords left on the ground in the boat parking area or the grass.
9. ~~The open parking area is located on both sides of the maintenance building and across from the canal side boat parking area towards the golf course. If you choose to leave your boat in the water or elsewhere, those trailers **MUST** park on the west side of the maintenance building (the side closest to Hwy 441 SE).~~
10. All boat owners leaving the park for the summer or vacation **MUST** remove their watercraft and trailer from the boat parking area. Any owner that fails to secure their boat/pontoon/trailer, as required, gives permission to the Association or their representative to have their trailer/boat/pontoon towed to a



~~safe storage area at the owner's expense and it will remain there until retrieved by the owner. Towing and storage fees will be charged to the owner. Refer to Florida Statute 718-13.22.~~

11. Once an owner has secured an "open" parking space on a "first come, first serve basis" it will be their parking space for the season unless the boat/pontoon/trailer is sold or has been removed long term. Owners may not leave their watercraft in the parking area from one season to the next.
12. The boat parking area is a "Common Element". The Association reserves the right to ~~move or~~ request that ~~to have moved~~ any boat/pontoon/trailer **must be moved** to ensure that parking is maximized to accommodate as many residents as possible.
13. **All boats/pontoons/trailers must be registered in the Association Office before immediately after placing their watercraft in the parking area.** Owners must read and sign a copy of the rules and ~~registration~~ regulations along with a waiver of liability. ~~The parking area cannot be sublet,~~ an owner's lot number **MUST** be clearly marked on the front of the trailer in 3" numbers and also on the right side of the watercraft 10 inches below the Florida decal. ~~Additional information is needed when completing the registration form in the Association office.~~

D-8-13  
Comment  
Post on Board

John  
C.A.P.

D9

## VI. PETS

- A. **Pet Registration** - Pets **MUST** be registered in the office each year. Two pets maximum per unit. Only dogs, cats and caged birds are allowed.  
**Proof of rabies vaccination and photo required.**
- B. Service/Emotional Support Animal; You must complete the Service/Emotional Support Animal Documentation Form for the animal and return it to the office, to use the animal on Blue Cypress Condominium Association property.
- C. All pets must be collared, on a leash when outside, and kept under control at all times. Pets **MUST** never be left outside unattended. No dog houses or cages are permitted outside.
- D. Pets can be walked throughout the park, on and along the roadways and along the drainage ditch out front, along the canal by the maintenance building and between and along the farmer's fence on the north side of the resort. No pets allowed on the golf course, mini-golf course, inside the clubhouse areas, office, petanque court area, pool area or shuffleboard court area. Pet owners **MUST** pick-up after their pet(s). All pets must be on a leash, if outside and within the Blue Cypress resort property. Pets cannot be left anywhere unattended whether or not they are on a chain, leash, lead or rope. **Barking dogs will not be tolerated.**
- E. Pet owners will be responsible for any damage or injuries caused by their pets.

## Rules and Regulations Revision Committee Minutes

February 13, 2024

Present: C Yoder, co-chair, J McCutchan, co-chair  
B Salzler, K Bettenhausen, B Goldbeck  
V Neely (would like to join the committee)  
J Canterino – Boat Committee  
S Bell, Social Club President  
J Nicholson, S Knudsen, Lake Restoration co-chairs  
And several other observers

J Canterino was satisfied with the revisions re boats. He wants lot # on all boats and trailers. Cynthia suggested that he request to be on agenda for Feb 19 BOD meeting. Questions were raised about enforcement of boat rules. Brian explained enforcement procedures.

Steve Bell was satisfied with club house rules as they exist. He suggested that we need a master calendar for all activities in the park.

Discussed whether it is necessary to post activities in 3 places. Agreed to keep the rule as is.

Will discuss pages D6, D7 & D10 on Feb 20

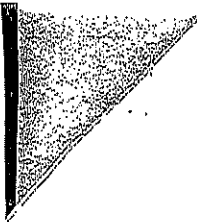
Submitted by B Salzler with revisions by C Yoder

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G: **Signs** - Only two (2) types of signs are allowed per resort site:

1. One sign may contain personal data of the unit owner member such as name, address, phone number, and other personal data. No commercial or business signs permitted.

D12

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2. One (1) FOR SALE or FOR RENT sign is authorized per resort site. Signs are limited to 540 square inches (18" x 30") and must be displayed in the RV window, on the site utility box, or in a landscaped bed. The For Sale or For Rent sign may not in any way interfere with lawn maintenance. Commercial For Sale, For Rent, or Open House signs must follow the above rules. NO signs are permitted on Common Ground.

D13