

DRAFT

16th Annual Cypress Landing
Master Homeowners Association Meeting
Saturday, September 12, 2009
10:00 a.m.

Discussion Portion of Annual Meeting relating to Board Subcommittee on Bay Club Driveway Access

Ron Buzzeo reported on behalf of the Board Subcommittee created to Develop the Design and Request for Proposal (RFP) for a Driveway Access to the Bay Club Front Entrance. Two meetings have been held, one on August 13 and the second on August 27. The latter meeting was held with an engineer and a number of issues were discussed. Please refer to the Attachment 1 for the Powerpoint presentation pertaining to this topic for further details as well as the engineer's conceptual design for the project.

Charlie Moore now looked for a motion from the floor for the members to vote in support of the Board Sub-committee Plan of Action as it pertains to the development of the Bay Club driveway. David DeMartini made such a motion, which was seconded by BJ Reckman.

Discussion now took place relative to the motion.

Tom Omri felt the motion was premature as residents, to date, have not been provided with information relative to the project cost. Ron Buzzeo said the engineer indicated the probable cost for the project would be \$42,000 but because of the downturn in the economy, the cost could possibly be in the \$30,000 plus range — which would result in a significant savings.

It was re-affirmed by Charlie that the intent of the Subcommittee was to work with an engineering firm at an expense not to exceed \$5,000 to develop a design for the driveway to provide access to the Bay Club. The Subcommittee will report the results of the engineering work to the BOD for their approval of the project. Assuming the project is approved by the BOD, the project will be overtaken through competitive bids.

Ron Buzzeo pointed out the project would involve driveway access only, there will be no handicapped parking on it and the driveway would allow for pick up and drop off only. It was felt the completion of this project might have a positive impact on the slope of the surrounding property and no retaining wall might be needed.

A question was raised as to the feasibility and cost of concrete construction. The response was concrete could be cost prohibitive.

In answer to a question posed by Dave Wheelock, Ron Buzzeo stated that trucks would be limited by weight and, as a matter of fact, no parking will be allowed.

John Moore felt our residents need to see goals and objectives of this project. He continued he is not sure the proposed design of the driveway, which he sees as a traffic circle, will be functional and best serve our needs.

Dick Hoban made a motion that the amendment be revised as follows: The members present today vote in support of the Board Subcommittee Plan of Action on Bay Club driveway access not to exceed a total construction cost of \$42,000. BJ Reckman seconded the motion.

A vote was now taken on the revised amendment and residents in the audience were asked to hold up voting "flags" in favor and then against the motion. A clear vote count could not be determined and residents were asked to stand and hold up their voting "flags". The result of the vote count was 119 in favor and 58 against the amended motion. The amendment carries.

Charlie Moore now called for a vote on the amended motion that members present vote in support of the Board Subcommittee Plan of Action on the Bay Club driveway access project not to exceed a total construction cost of \$42,000. Residents were asked to stand and hold up their voting "flags". The number of residents in favor of the amended motion was clearly evident and the motion carries.