

**CYPRESS PINES PROPERTY OWNER ASSOCIATION, INC.
(CPPOAI)**

**MINUTES OF SPECIAL MEETING OF THE
BOARD OF DIRECTORS
THURSDAY, NOVEMBER 4, 2021**

A special meeting of the Board of Directors was held on Thursday, November 4, 2021, 6 PM, at the Majestic Club House (Ladies' Locker Meeting Room), as set forth in the notice of the meeting such time and place and is attached to the minutes of this meeting. Notice of this meeting was posted on the bulletin board located in the Mail House forty-eight (48) hours prior to the meeting. John Thistle, President, called the meeting to order at 6 PM.

Board Members Present: Diana Benoit, Dixie Burrell, Jere Carrick (by phone), Phil Dent, Jan Locke, Linda Lofink, Howard Stitt, and John Thistle (by phone). Not present was Larry Steuber. A quorum was present.

COMMENTS FROM THE PRESIDENT: John T. welcomed the homeowners and explained the Board was looking for clarification on the approval of a condo made by the Kings Green HOA.

ADDRESS FROM THE VISITORS: Paula Carnell sited the rules from the "Declaration of Restrictions and Covenants" – 13.3.3.1.1 – 13.3.3.1.5. In addition, she would like CPPOAI's attorney to review the rules as well.

ACTION ITEMS:

1. Approval of the Agenda – Diana B. made the motion and Howard S. seconded to approve the agenda. Motion carried.
2. Vote on a condo sale in possible violation of CPPOAI, DECLARATION OF RESTRICTIONS AND COVENANTS, PARAGRAPH 13, 13.3.3.1.1. After a great deal of discussion, Dixie B. made the motion to contact our attorney for guidance. Linda L. seconded the motion. Motion was approved.

John T. will contact the Board's lawyer and the realtor. Jere C. cautioned the Board about going forth because the Board wants to avoid being sued. It was also pointed out by Paula C. that the buyer may have broken the "Declaration of Restrictions and Covenants", Paragraph 13, 13.3.3.1.5. We will also request the lawyer to review that paragraph.

ADJOURNMENT

Diana B. made the motion to adjourn and Linda L. seconded. Motion approved and the meeting was adjourned at 6:27 PM.