Cypress Creek Property Owners' Association, Inc.
Board of Directors' Meeting

Lake Worth Drainage District Auditorium
13081 S. Military Trail
Delray Beach, FL 33484

Thursday, May 15, 2025
(immediately following Special Members' Meeting)

BOARD OF DIRECTORS' MEETING MINUTES

Present:
Aaron Hallyburton, President
Cameron Hoffman, Vice President
Don Neubaum, Treasurer
Julie Nicholas, Secretary
Thomas Gulla, Director
Christine Chavers, Director

Also Present:
Antony Cramer, AKAM

Absent:
Jennifer Epstein, Director

Call to Order/Roll Call:
The meeting was called to order at 6:50 pm by Mr. Hallyburton, as a quorum of the Board was established.

Reading and Disposal of Minutes:
A **motion** was made to approve the minutes of the Board of Directors' Meeting held on March 26, 2025, by Mr. Hoffman, with a second offered by Ms. Nicholas. The motion passed 3-0, with Mr. Hallyburton, Mr. Gulla, and Ms. Chavers abstaining as they were not present at the March 26, 2025, Board of Directors' Meeting.

A **motion** was made to approve the minutes of the Board of Directors' Meeting held on April 24, 2025, by Mr. Neubaum, with a second offered by Mr. Hoffman. The motion passed 5-0, with Mr. Gulla abstaining as he was not present at the April 24, 2025, Board of Directors' Meeting.

Treasurer's Report:
A Treasurer's Report was not presented as the April 2025 financials were not available for the May 15, 2025, Board of Directors' Meeting.

Manager's Report:
AKAM presented an overview of operations; including the status of repairs and maintenance items, and a proposal to mill and pave the community roadways.

A **motion** to accept the Manager's Report was made by Ms. Nicholas, with a second offered by Ms. Chavers. All in favor. The motion passed, unanimously.

Committee Reports:
Reports were presented by the following committees:

- Architectural Review by Ms. Kline, Chairperson
- Communication by Ms. Nicholas, Chairperson
- Special Events by Ms. Hoffman, Chairperson
- Compliance Enforcement by AKAM.
    a. Results for the CEC Hearing held on May 14, 2025, were presented.
        (a) For CEC Hearing Agenda Items #7 and #8, a **motion** was made to approve an extension to May 24, 2025, to cure the violations for Dirty Roof and Dirty Driveway by Mr. Hoffman. The motion was seconded by Mr. Neubaum. All in favor. The motion passed, unanimously.
        (b) For CEC Hearing Agenda Item #12, a **motion** was made to waive the fine approved as violation was cured prior to the date of the CEC Hearing, by Mr. Neubaum. The motion was seconded by Ms. Chavers. The motion passed, 5-1, with Mr. Hoffman opposed.
    b. Proposed agenda items for the CEC Hearing to be held on June 18, 2025, were presented.
        (a) A **motion** was made to levy a fine of $100 per occurrence, up to $1,000 for a continuing violation for the proposed agenda item scheduled for the CEC Hearing to be held on June 18, 2025, by Ms. Chavers. The motion was seconded by Mr. Hallyburton. The motion passed, 5-1, with Mr. Gulla opposed.
- Welcoming by Ms. Chavers, Board Liaison
- Maintenance by Mr. Hallyburton, Chairperson

A **motion** was made to accept all Committee Reports by Ms. Chavers, with a second offered by Ms. Nicholas. All in favor. The motion passed, unanimously.

Unfinished Business:
2024 Annual Report: A **motion** was made to approve the Association's 2024 Annual Report and Management Representation by Mr. Neubaum. The motion was seconded by Mr. Gulla. All in favor. The motion passed, unanimously.

New Business: None

Other Business: The Board discussed virtual gate attendant considerations.

Public Comment:

During open forum topics discussed included: distinction between curable and non-curable violations, electronic voting, food drive initiative, recording of Lawrence Road easements, mailings to non-members, minimum threshold requirements for proposed amendment item #3, budget considerations, criticism of Association communications, and political sign posting restrictions.

Adjournment:

A **motion** to adjourn the meeting was made by Mr. Hoffman, with a second offered by Mr. Hoffman. All in favor. The meeting was adjourned at 7:50 pm.

Approved by: ______________________ Date: 7/17/2025