

Cypress Creek Property Owners' Association, Inc. Annual Members' Meeting

Boynton Beach Arts and Cultural Center
125 East Ocean Avenue
Boynton Beach, FL 33436

Thursday, February 15, 2024

ANNUAL MEMBERS' MEETING MINUTES

Verification of Quorum:

A quorum at Members' meetings is attained by the presence, either in person or by proxy, of thirty percent (30%) of the total voting interest (TVI) of Members. TVI for the Association is 390, which is 400, less ten (10) for whom voting rights were suspended. **Quorum is one hundred seventeen (117).**

Tallfield Management affirms that a quorum of Members was established with 213 Members in person or by proxy.

Call to Order:

The meeting was called to order at 7:12 pm by Attorney Robert Burr of Rossin & Burr, PLLC. Mr. Burr was appointed chairperson for the meeting.

Proof of Notice of Meeting:

Mikel Kline, Secretary of the Board of Directors, affirms that the Notice of the Annual Members' Meeting held on February 15, 2024 was mailed to each member of record on the 27th day of January, 2024.

Adoption of Minutes:

The minutes from the 2023 Annual Meeting of Members held on February 16, 2023 were approved by the majority of Members in attendance via a show of hands.

Reports of Officers:

None

Reports of Committees

The members of the Nominating Committee were announced by Mr. Burr as follows:

- Chairperson: Cameron Hoffman
- Christine Chavers
- Nancy Lynn
- Meryl Preston
- Diane Yonn

Ballot Counting Committee:

Mr. Burr announced the following individuals to count the Ballots for the Board of Directors Election and the Proposed Amendments to the Association's Governing Documents:

- Antony Cramer, Tallfield Management
- Zac Mazur: Member
- Barry Poretskin, Member
- John Quatrini: Member

The Ballot Counting Committee was approved by a majority of Members in attendance via a show of hands.

Election of Directors:

The results of the Director Election were as follows:

- Benjamin Bailey: 113 votes
- Jennifer Epstein: 128 votes
- Aaron Hallyburton: 130 votes
- Donald Neubaum: 130 votes
- Julie Nicholas: 128 votes
- John Schneider: 113 votes
- Robert Vazquez: 115 votes
- Nancy Wille: 108 votes

The four (4) nominees receiving the largest number of votes and elected to the Board of Directors to serve a two (2) year term were:

**Aaron Hallyburton
Donald Neubaum
Jennifer Epstein
Julie Nicholas**

Unfinished Business:

The Special Members Meeting from December 11, 2023 was reconvened. 260 affirmative votes which is 2/3rds of the Association's Total Voting Interest (TVI) is required for the proposed amendments to pass. Mr. Burr announced that neither of the proposed amendments had enough votes to pass:

Vote:

- Capital Contribution equal to one year of annual dues: 153 votes Yes and 95 votes No.
- Increase in cap on aggregate assessments up to \$400 per Lot, per quarter: 163 votes Yes and 85 votes No.

Approved Budget, 2024 Calendar Year:

There was no change to the Budget for the 2024 calendar year which was approved by the Board on December 11, 2023. The maintenance assessment for 2024 will remain \$350 per Lot, per quarter.

New Business:

No new business was addressed at the meeting.

Adjournment: The 2024 Annual Members' Meeting was adjourned.