

Cypress Creek Property Owners Association, Inc.

Board of Directors Meeting

The Owl Country Grill
4953 Le Chalet Blvd, Boynton Beach, FL 33436

April 19, 2023

MINUTES

Present:

John Quatrini, President
Kelly Chiarella, Secretary
Cameron Hoffman, VP
Don Neubaum, Treasurer
Aaron Hallyburton, Director
Thomas Gulla, Director
Brad Anyzeski, Director

Also Present:

Dale Robert Mason, LCAM

Call to Order/Roll Call:

The meeting was called to order at 6:30 pm by Mr. Quatrini as a quorum of the board was established.

Reading and Disposal of Minutes:

A **motion** to approve the minutes of the March 16, 2023 Board of Directors meeting was made by Ms. Chiarella, with a second offered by Mr. Hallyburton and the motion passed unanimously with Mr. Anyzeski abstaining.

Treasurer's Report:

The financial report as of March 31, 2023, was given by Mr. Neubaum. A **motion** to accept the Treasurer's report was made by Mr. Anyzeski, with a second offered by Mr. Hallyburton and the motion passed unanimously.

A **motion** to approve the proposal from AllCounty Paving to repair asphalt up to 49 SF in 4 locations for \$1,595 was made by Mr. Neubaum, with a second offered by Ms. Chiarella and the motion passed unanimously.

Manager's Report:

A **motion** to approve the Management Report was made by Mr. Hoffman, second by Mr. Hallyburton and approved unanimously.

Reports were provided by the following committees/projects:

- ARC
- Events
- Landscaping
- Welcome

- Entertainment
- Communications
- Cobwra
- Gates & Guardhouse
- Compliance

A **motion** to accept all reports was made by Mr. Hoffman, a second was offered by Ms. Chiarella and the motion passed unanimously.

A **motion** to impose a fine of \$100, or \$100 per day up to a maximum of \$1,000 for continuing violations, for each violation identified in the management report was made by Mr. Hallyburton, a second was offered by Ms. Chiarella and the motion passed unanimously.

A **motion** to install a Small Library on CCPOA common property on Cross Creek between Bucida and Lotus with a cost not to exceed \$500 was made by Mr. Neubaum, a second was offered by Mr. Hallyburton and the motion passed unanimously.

A **motion** to adopt the proposed rules for the CCPOA Facebook page was made by Mr. Hallyburton, a second was offered by Ms. Chiarella and the motion passed unanimously.

Management Directives:

- Eblast a reminder to the community that parking on the grass is not permitted at any time.
- Add language to welcome letter indicating that resident gate access can be obtained from Mr. Hallyburton
- Seek additional proposal for perimeter wall repair
- Investigate any limits of coverage by the insurer for the driver that damaged the perimeter wall

Adjournment:

There being no further business, a **motion** to adjourn the meeting was made by Mr. Hallyburton, a second offered by Ms. Chiarella, so the meeting adjourned at 7:45pm.

Approved by: _____

Date_____