

Cypress Creek Property Owners' Association, Inc.

Board of Directors Meeting

The Owl Country Grill
4953 Le Chalet Blvd. #5
Boynton Beach, FL 33436

Thursday, August 17, 2023

BOARD OF DIRECTORS MEETING MINUTES

Present:

Cameron Hoffman, Vice President
Don Neubaum, Treasurer
Brad Anyzeski, Director
Aaron Hallyburton, Director

Also Present:

Antony Cramer, Tallfield Management

Absent:

Thomas Gulla, Director

Call to Order/Roll Call:

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

Director Resignations and Nominations

Mr. Hoffman announced the resignation from the Board of Directors of Mr. Quatrini and Ms. Chiarella, effective August 14, 2023.

After thanking Mr. Quatrini for his service to the community, a **motion** was made to accept the resignation of Mr. Quatrini from the Board of Directors, effective August 14, 2023, by Mr. Neubaum. The motion was seconded by Mr. Anyzeski. All in favor. The motion passed, unanimously.

After thanking Ms. Chiarella for her service to the community, a **motion** was made to accept the resignation of Ms. Chiarella from the Board of Directors, effective August 14, 2023, by Mr. Neubaum. The motion was seconded by Mr. Anyzeski. All in favor. The motion passed, unanimously.

In accordance with Article 5.2 of the Association's Bylaws which provides that vacancies in the Board of Directors shall be filled by the affirmative vote of the majority of the remaining Directors and any such appointed Directors shall hold office for the unexpired term of his predecessor in office:

A **motion** was made to appoint Mikel Kline to fill the Director position vacated by Mr. Quatrini for the remaining one and ½ year unexpired term in office of Mr. Quatrini by Mr. Anyzeski. The motion was seconded by Mr. Neubaum. All in favor. The motion passed, unanimously.

A **motion** was made to appoint Ms. Jennifer Epstein to fill the Director position vacated by Ms. Chiarella for the remaining ½ year unexpired term in office of Ms. Chiarella by Mr. Hallyburton. The motion was seconded by Mr. Hoffman. All in favor. The motion passed, unanimously.

In accordance with Article 8 of the Association's Bylaws which provides that officers of the Board of Directors shall be chosen by the majority vote of the Directors:

A **motion** was made to the elect the following Directors to officer positions on the Board by Mr. Neubaum:

- President: Aaron Hallyburton
- Vice President: Cameron Hoffman
- Secretary: Mikel Kline
- Treasurer: Don Neubaum

The motion was seconded by Mr. Hoffman. All in favor. The motion passed, unanimously.

Reading and Disposal of Minutes:

A **motion** was made to approve the minutes of the **July 19, 2023, Board of Directors** meeting by Mr. Hoffman, with a seconded offered by Mr. Anyzeski. The motion passed 4-0, with Mr. Kline and Ms. Epstein abstaining as they were not Directors at the July 19, 2023, Board of Directors meeting.

Treasurer's Report:

Mr. Neubaum presented the treasurer's report which included: a review of the July 31, 2023, financial statements, outstanding receivables, and the accounting for the Beautification Project.

A **motion** to accept the treasurer's report was made by Mr. Hoffman, with a second offered by Mr. Anyzeski. All in favor. The motion passed unanimously.

Management's Report:

Management presented a review of operations which included an update on the community's improvement project.

A **motion** to accept the management report was made by Mr. Hoffman, with a second offered by Mr. Anyzeski. All in favor. The motion passed unanimously.

Compliance:

The Board reviewed the results of the CEC Hearing held on July 27, 2023, noting that six (6) fines were approved. No changes noted.

A **motion** was made 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 agenda for the CEC Hearing scheduled for September 28, 2023, by Mr. Hoffman, with a second offered by Mr. Anyzeski. All in favor. The motion passed unanimously.

A **motion** was made to accept the resignation of Ms. Epstein from the compliance enforcement committee (CEC) and to appoint Ms. Kelly Chiarella to the committee by Mr. Neubaum, with a second offered by Mr. Kline. All in favor. The motion passed unanimously.

Committee Reports:

Reports were provided by the following committees/projects:

- Landscaping
- Architectural Review
- Cobwra
- Toll Brothers Ad Hoc

A **motion** was made by Mr. Hallyburton to appoint himself as board liaison to the Architectural Review Committee. The motion was seconded by Mr. Neubaum. All in favor. The motion passed unanimously.

A **motion** was made to finalize and mail to the membership a survey to gather feedback on the proposed Toll Brothers development project by Saturday, August 19, 2023 by Mr. Neubaum. The motion was seconded by Mr. Anyzeski. All in favor. The motion passed unanimously.

A **motion** to accept all committee reports was made by Mr. Hoffman, with a second offered by Mr. Neubaum. All in favor. The motion passed unanimously.

New Business:

The Board discussed an increase in the number of violations for landscape debris placed curbside prior to twenty-four (24) hours before scheduled pickup, which is Saturday. The Board directed Management to perform community inspections on Thursdays for landscape debris violations.

The Board discussed vehicle congestion at the community's east entrance related to morning school bus pick-up. The Board directed Management to purchase and place six (6) orange traffic cones at the center median and to request guards on post to move traffic along.

Open Forum:

During the open forum the following matters were raised:

- 1) Additional considerations on the proposed Toll Brothers development member survey and communications. The Board agreed to keep the Association's website updated for relevant information on the proposed development.
- 2) Virtual meeting options. Board meetings will remain in person only at this time.

Upcoming Meetings:

- The next meeting of the Board of Directors will be Wednesday, September 20, 2023, at 6:30 pm.
- The next meeting of the Architectural Review Committee will be Thursday, August 24, 2023, at 6:00 pm.
- The next meeting of the Compliance Enforcement Committee will be Thursday, September 28, 2023, at 6:30 pm.

Adjournment:

There being no further business, a **motion** to adjourn the meeting was made by Mr. Hoffman, with a second offered by Mr. Kline. All in favor. The meeting was adjourned by Mr. Hallyburton at 7:59 pm.

Approved by: _____

Date _____