

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

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

Thursday, July 18, 2024, at 6:30 p.m.

BOARD OF DIRECTORS' MEETING MINUTES

Present:

Aaron Hallyburton, President
Cameron Hoffman, Vice President
Julie Nicholas, Secretary
Jennifer Epstein, Director
Mikel Kline, Director

Also Present:

Antony Cramer, Tallfield Management

Absent:

Don Neubaum, Treasurer
Thomas Gulla, Director

Call to Order/Roll Call:

The meeting was called to order at 6:32 p.m. 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 June 13, 2024** by Mr. Kline, with a second offered by Mr. Hoffman. All in favor. The motion passed, unanimously.

Presentation by Palm Beach Sheriff's Office

PBSO deputies Coker and Williams presented on overview of safety considerations and best practices for our community.

Gate Attendant Protocols and Procedures:

Representatives from the Association's gate attendant vendor, High Risk Enforcement, discussed the community's gate attendant guest access protocols and procedures, including: transition to EntranceIQ, resident notifications, driver's license verification, and areas for improvement.

Treasurer's Report:

Mr. Hoffman presented the financial report as of **June 30, 2024**, including delinquencies.

A **motion** to accept the Treasurer's report was made by Mr. Kline, with a second offered by Ms. Nicholas. All in favor. The motion passed, unanimously.

Manager's Report:

Tallfield Management presented an overview of operations. The Board discussed pending perimeter fence repairs along Lawrence Road. The Board will secure a portion of damaged fencing.

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

Committee Reports:

Reports were presented by the following committees:

1. Architectural Review by Ms. Kline, Chairperson
2. COBWRA by Ms. Kline, Chairperson. Ms. Kline recommended that the Association withdraw from membership in COBWRA.

A **motion** was made for Cypress Creek POA to withdraw from membership in COBWRA by Mr. Hoffman. The motion was seconded by Ms. Nicholas. All in favor. The motion passed unanimously.

3. Special Events by Ms. Hoffman, Chairperson
4. Maintenance by Mr. Hallyburton, Chairperson
5. Landscape by Mr. Elkin, Chairperson

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

Unfinished Business

The Board discussed the proposed Toll Brothers' development and requested concessions.

New Business

None.

Public Comment

During the open forum, topics discussed included: fiscal management, perimeter fencing repairs along Lawrence Road, attorney consultation costs, and possible Toll Brother concessions.

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 at 8:19 pm.

Approved by: _____

Date: 8/15/24