

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

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

December 12, 2022

## MINUTES

### **Present:**

John Quatrini, President  
Kelly Chiarella, Director  
Aaron Hallyburton, Director  
Jaime Gould, Secretary  
Don Neubaum, Treasurer  
Cameron Hoffman, VP  
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 November 3, 2022 Board of Directors meeting was made by Ms. Gould, with a second offered by Mr. Hallyburton and the motion passed unanimously.

### **Treasurer's Report:**

The financial report as of October 31, 2022, was given by Mr. Neubaum. A **motion** to accept the Treasurer's report was made by Ms. Gould, with a second offered by Mr. Hallyburton and the motion passed unanimously.

### **Manager's Report:**

None

Reports were provided by the following committees/projects:

- Communications
- Landscaping
- Cobwra
- Nominating (K. Chiarella, Chrwmn; Nominations close 1/17 for 3 open seats held by CH, JQ & JG; Annual Mtg 2/16)

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

A **motion** to provide remedial biweekly lawn maintenance to 4109 Alpinia Ct. South was made by Mr. Neubaum, a second was offered by Mr. Hallyburton and the motion passed with all in favor except Mr. Hoffman who opposed.

A **motion** to approve imposing a fine for all open violations was made by Mr. Quatrini, a second was offered by Ms. Chiarella and the motion passed unanimously.

**Management Directives:**

- Send cease & desist violation notice and request that an ARC approval be submitted to 4149 Alpinia Ct for unapproved exterior modification in progress.

**Adjournment:**

There being no further business, a **motion** to adjourn the meeting was made by Ms. Chiarella, a second offered by Mr. Halliburton, so the meeting adjourned at 7:10pm.

Approved by: \_\_\_\_\_

Date \_\_\_\_\_