

# Cypress Creek Property Owners Association, Inc.

## Board of Directors Meeting

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

November 3, 2022

### MINUTES

#### **Present:**

John Quatrini, President  
Kelly Chiarella, Director  
Aaron Hallyburton, Director  
Jaime Gould, Secretary  
Don Neubaum, Treasurer

#### **Also Present:**

Kat O'Connor, LCAM

#### **Absent:**

Cameron Hoffman, VP  
Brad Anyzeski, Director

#### **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 October 6, 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 September 30, 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:**

Managers' report given by Manager. A **motion** to accept the manager's report was made by Ms. Chiarella, with a second offered by Mr. Hallyburton and the motion passed unanimously.

Reports were provided by the following committees/projects:

- ARC
- Communications
- Special Events
- Landscaping
- Cobwra (Next meeting 11/16)

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

Ms. Gould discussed the \$300/home Improvements Special Assessment process which requires a Membership Meeting and approval by a majority (201) of members. A 14-day Notice of Meeting mailing, which will include a limited proxy, is ready to be sent. Two driveway informational meetings will be held at dates and locations to be determined.

Mr. Neubaum reviewed the draft Proposed 2023 Budget that the Budget Committee prepared. He indicated that an alternative budget that includes a one-year, \$60,000 increase in the general assessment to fund an additional contribution to the reserves in the same amount would be proposed at the next members meeting. Mr. Neubaum indicated that majority of members at the meeting where a quorum is established would be required to approve this alternative budget.

A **motion** to add \$2,000 to the Proposed 2023 Budget for pressure cleaning of the entrances was made by Ms. Gould, a second was offered by Mr. Hallyburton and the motion passed with Mr. Quatrini, Ms. Gould and Mr. Hallyburton voting in favor and Ms. Chiarella and Mr. Neubaum opposed.

A **motion** to approve mailing to members the Proposed 2023 Budget which will be approved by the Board at its next meeting was made by Mr. Neubaum, a second was offered by Ms. Gould and the motion passed unanimously.

A **motion** to nominate Christine Chavers, Pete Thomas and Meryl Preston to the Nominating Committee was made by Mr. Neubaum, a second by Mr. Quatrini and the motion passed unanimously.

**Management Directives:**

- Send violation notice for landscaping maintenance to 4109 Alpinia

**Adjournment:**

There being no further business, a **motion** to adjourn the meeting was made by Mr. Neubaum, a second offered by Ms. Gould, so the meeting adjourned at 7:27pm.

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

Date \_\_\_\_\_