

# Cypress Creek Property Owners Association, Inc.

## Board of Directors Meeting

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

January 18, 2023

### MINUTES

#### **Present:**

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

#### **Also Present:**

Dale Robert Mason, LCAM  
Yvette Gurick, 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 December 12, 2022 Board of Directors meeting was made by Ms. Chiarella, with a second offered by Mr. Hallyburton and the motion passed unanimously.

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

The financial report as of December 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:**

A **motion** was made by Mr. Neubaum to move forward with foreclosure proceedings with collection efforts on units 1-4 listed on the Delinquency Report provided in the management package. Mr. Hallyburton offered a second on the motion and the motion passed unanimously.

A **motion** was made to approve the estimate to replace the Led gate arm at the west entrance provided by Miner by Ms. Gould. A second to the motion was offered by Mr. Hallyburton and the motion passed unanimously.

Reports were provided by the following committees/projects:

- ARC (four were approved and one denied)
- Landscaping
- Welcome (next Saturday)
- Entertainment
- Communications

- Cobwra
- Nominating

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 engage with FPL to install 72-Watt, 4000 lumen lights after the contract is reviewed by the attorney was made by Mr. Neubaum and a second to the motion was offered by Mr. Hallyburton. The motion passed unanimously.

**Management Directives:**

- Contact FPL regarding street light at 4284 Juniper.
- Pot Holes at Bucida and Cross Creek and Corcasia.
- Inquire on inconsistencies with guard at east gate and sometimes west gate too.

**Adjournment:**

There being no further business, a **motion** to adjourn the meeting was made by Ms. Gould, a second offered by Mr. Hallyburton, so the meeting adjourned at 7:22pm.

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

Date \_\_\_\_\_