

Cypress Creek Property Owners Association, Inc.

Board of Directors Meeting

Palm Beach County Library - Lantana Road Branch
4020 Lantana Road, Lake Worth, FL 33462

July 19, 2022

MINUTES

Present:

John Quatrini, President
Cameron Hoffman, VP
Kelly Chiarella, Director
Aaron Hallyburton, Director
Don Neubaum, Treasurer
Jaime Gould, Secretary
Brad Anyzeski, Director

Also Present:

Dale Robert Mason, LCAM

Call to Order/Roll Call:

The meeting was called to order at 6:32 pm by John Quatrini a quorum of the board was established.

Reading and Disposal of Minutes:

A **motion** to approve the minutes of June 16, 2022 Board of Directors meeting was made by Ms. Chiarella, with a second offered by Mr. Hallyburton and the motion passed unanimously with Mr. Neubaum, Mr. Anyzeski, and Ms. Gould abstaining.

Treasurer's Report:

The financial report as of June 30, 2022, was given by Mr. Neubaum. A **motion** to accept the Treasurer's report was made by Ms. Chiarella, 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, a second was offered by Mr. Hallyburton and the motion passed unanimously.

A **motion** to accept the proposal from Crest Roofing to repair the west guardhouse roof for \$555 was made by Mr. Hoffman, a second was offered by Mr. Hallyburton and the motion passed unanimously.

A **motion** 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 management report was made by Ms. Gould, a second was offered by Ms. Chiarella and the motion passed unanimously.

Reports were provided by the following committees/projects:

- ARC
- Communications
- Landscaping
- Gates

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

Management Directives:

- Discuss with association attorney if a standard gate repair costs can be charged to responsible homeowner if gate arm is re-attached by a volunteer

The next ARC meeting is scheduled for August 17, 2022, at 6:00 pm in person at a location to be determined.

The Next Board of Directors meeting is scheduled for August 31, 2022, at 6:30 pm at the Lantana Public Library

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 7:38pm.

Approved by: _____

Date _____