

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

**Cul-de-sac near 9698 Vixen Circle
Boynton Beach, FL 33436**

Monday, December 11, 2023

BOARD OF DIRECTORS' BUDGET APPROVAL MEETING MINUTES

Present:

Aaron Hallyburton, President
Cameron Hoffman, Vice President
Mikel Kline, Secretary
Don Neubaum, Treasurer
Brad Anyzeski, Director
Jennifer Epstein, Director
Thomas Gulla, Director

Also Present:

Antony Cramer, Tallfield Management

Absent:

None

Call to Order/Roll Call:

The meeting was called to order at 7:00 pm 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 **November 13, 2023, Board of Directors'** meeting by Mr. Hoffman, with a seconded offered by Mr. Anyzeski. The motion passed 6-0, with Mr. Gulla abstaining as he was not present at the November 13, 2023, Board of Directors' meeting.

Budget Approval:

As the Special Members Meeting to amend the Association's governing documents to increase the cap on aggregate assessments, either annual or special, from the current \$350, up to \$400 per Lot, per quarter was adjourned and is scheduled to reconvene on Thursday, February 15, 2024 at 6:30 pm at 4384 Caryota Drive, Boynton Beach, FL 33436, the Board presented a proposed budget for the 2024 calendar year which reflects assessments remaining \$350 per Lot, per quarter.

A **motion** was made to approve the Proposed Budget for the 2024 calendar year which reflects assessments remaining \$350 per Lot, per quarter by Mr. Hoffman. The motion was seconded by Mr. Kline. All in favor. The motion passed, unanimously.

Other Business:

Mr. Hallyburton appointed Mr. Hoffman as chairperson for the five (5) member nominating committee for the 2024 Director Election.

Open Forum:

During the open forum the following matters were raised:

- 1) Potential Toll Brother concessions, including realignment of Palo Verde Drive.
- 2) Potential amended 2024 Budget, contingent upon member adoption of amendment to governing documents.

Adjournment:

There being no further business, a **motion** to adjourn the meeting was made by Mr. Hallyburton, with a second offered by Mr. Neubaum. All in favor. The meeting was adjourned by Mr. Hallyburton at 7:15 pm.

Approved by: _____

Date _____