

# **Cypress Creek Property Owners Association, Inc.**

## **Board of Directors Meeting**

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

March 16, 2023

### **MINUTES**

#### **Present:**

John Quatrini, President  
Kelly Chiarella, Secretary  
Cameron Hoffman, P  
Don Neubaum, Treasurer  
Aaron Hallyburton, Director  
Thomas Gulla, Director

#### **Also Present:**

Dale Robert Mason, LCAM

#### **Absent:**

Brad Anyteski, Director

#### **Call to Order/Roll Call:**

The meeting was called to order at 6:31 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 January 18, 2023 Board of Directors meeting was made by Ms. Chiarella, with a second offered by Mr. Hallyburton and the motion passed unanimously with Mr. Gulla abstaining.

A **motion** to schedule monthly recurring an Architectural Review Committee meeting on the 1<sup>st</sup> Thursday of the month, a Covenant Enforcement Committee Meeting and Board of Directors meeting on the 3<sup>rd</sup> Wednesday of the month was made by Mr. Neubaum, second by Ms. Chiarella and approved unanimously.

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

The financial report as of February 28, 2023, was given by Mr. Neubaum. A **motion** to accept the Treasurer's report was made by Mr. Hoffman, with a second offered by Mr. Hallyburton and the motion passed unanimously.

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

A **motion** to approve the Management Report was made by Mr. Neubaum, second by Mr. Hallyburton and approved unanimously.

Reports were provided by the following committees/projects:

- ARC
- Events
- Landscaping

- Welcome
- Entertainment
- Communications
- Cobwra
- Gates & Guardhouse

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

A **motion** to suspend the rights of members 90 days delinquent on obligations totaling \$350 until past due amounts are paid in full was made by Mr. Neubaum and a second to the motion was offered by Mr. Hallyburton. 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 Mr. Hoffman, a second was offered by Mr. Hallyburton and the motion passed unanimously.

**Management Directives:**

- Review current Welcome letter package and send same to Board for review. Contents should include ARC process and website
- Repair pot holes at 4611 Bucida
- Seek additional proposals for wall repair
- Report damaged FPL pole base at 4441 Caryota

**Adjournment:**

There being no further business, a **motion** to adjourn the meeting was made by Mr. Hoffman, a second offered by Mr. Hallyburton, so the meeting adjourned at 7:26pm.

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

Date \_\_\_\_\_