

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

Lantana Road Branch Library
4020 Lantana Road
Lake Worth, FL 33462

Thursday, September 28, 2023

BOARD OF DIRECTORS' MEETING MINUTES

Present:

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

Also Present:

Antony Cramer, Tallfield Management

Absent:

Brad Anyzeski, Director

Call to Order/Roll Call:

The meeting was called to order at 6:30 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 **August 17, 2023, Board of Directors'** meeting by Mr. Neubaum, with a seconded offered by Mr. Kline. The motion passed 5-0, with Mr. Gulla abstaining as he was not present at the August 17, 2023, Board of Directors' meeting.

A **motion** was made to approve the minutes of the **September 21, 2023, Special Board of Directors'** meeting by Mr. Kline, with a seconded offered by Mr. Hoffman. The motion passed 5-0, with Mr. Gulla abstaining as he was not present at the September 21, 2023, Special Board of Directors' meeting.

Treasurer's Report:

Mr. Neubaum presented the treasurer's report which included: a review of the August 31, 2023, financial statements and outstanding receivables.

A **motion** to accept the treasurer's report was made by Mr. Hoffman, with a second offered by Mr. Gulla. All in favor. The motion passed unanimously.

Architectural Review Committee Report:

Mr. Hallyburton presented those ARC Applications approved by the ARC at the committee meeting held on September 21, 2023.

A **motion** was made to remove Ms. Becky Coleman and Mr. Jim Panzer from the Architectural Review Committee and to appoint Mr. John Quatrini and Ms. Nancy Kline to the Architectural Review Committee by Mr. Hallyburton. The motion was seconded by Ms. Epstein. All in favor. The motion passed, unanimously.

Proposed Toll Brothers Development:

Mr. Neubaum presented the results of the member input survey on the proposed development of the golf course by Toll Brothers. The survey results will be posted to the Association's website.

Mr. Hallyburton presented a summary of a meeting held by representatives of the Board with Toll Brothers on September 27, 2023, where the priorities of the Association were communicated. The meeting was productive. Toll Brothers will provide a separate update to the Association.

A **motion** was made to retain The Feaman Law Group to represent the Association before the Palm Beach County Commission as it pertains to the proposed golf course development by Mr. Hallyburton. The motion was seconded by Mr. Gulla. All in favor. The motion passed, unanimously.

Operations:

Ms. Epstein presented an update on the perimeter wall damage at Lawrence Road and Old Boynton Blvd.

Mr. Kline discussed bus stop safety concerns at the community's east entrance. A representative from the Board will consult with local law enforcement for their recommendations.

Mr. Neubaum provided an update on the renewal of the Association's insurance policies and an update on the community lending library.

Management presented an update of other Association matters, including: the status of the community's beautification projects, and a guardhouse security proposal.

A **motion** to accept the management report was made by Mr. Neubaum, with a second offered by Mr. Kline. All in favor. The motion passed unanimously.

Committee Reports:

Reports were provided by the following committees/projects:

- Landscaping
- COBWRA

A **motion** to accept all committee reports was made by Mr. Hoffman, with a second offered by Mr. Hallyburton. All in favor. The motion passed unanimously.

Compliance:

The Compliance Committee Hearing initially scheduled to be held on September 28, 2023 has been rescheduled to October 4, 2023.

A motion was made 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 agenda for the CEC Hearing scheduled for October 4, 2023, by Mr. Kline, with a second offered by Mr. Hallyburton. All in favor. The motion passed unanimously.

A motion to levy a fine of \$100 for each occurrence of noncompliance where landscape debris is placed curbside prior to the day before scheduled pick-up was made by Mr. Neubaum. The motion was seconded by Mr. Hallyburton. The motion passed 4-1, with Mr. Gulla opposed.

A motion to waive a fine of \$1,000 for Item #11 as presented in the May 17, 2023 CEC Hearing Agenda due to an administrative error in the Notice of Hearing and subsequent compliance was made by Mr. Hallyburton. The motion was seconded by Mr. Gulla. All in favor. The motion passed, unanimously.

New Business:

A motion for the Association's attorney to draft an amendment to the Association governing documents requiring a capital contribution of \$1,400 for new owners to fund a capital improvement reserve account for approximately \$950 was made by Mr. Gulla. The motion was seconded by Ms. Epstein. All in favor. The motion passed, unanimously.

Open Forum:

During the open forum the following matters were raised:

- 1) Post agenda for Board of Directors meetings with meeting notice. Board agreed.
- 2) Request for the cost to retain The Feaman Law Group. Board indicated the fee is \$10,000.

Upcoming Meetings:

The next meetings of the Board and ARC will be scheduled based on location availability, and then noticed to the community.

Adjournment:

There being no further business, a motion to adjourn the meeting was made by Mr. Hoffman, with a second offered by Ms. Epstein. All in favor. The meeting was adjourned by Mr. Hallyburton at 8:07 pm.

Approved by: _____

Date 10/23/23