

**Cypress Creek Property Owners Association, Inc.  
Special Meeting of the Board of Directors**

The Owl Country Grill  
4953 Le Chalet Blvd, Boynton Beach, FL 33436  
January 5, 2023

**MINUTES**

**Present:**

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

**Also Present:**

Dale Robert Mason, LCAM

**Call to Order/Roll Call:**

The meeting was called to order by Mr. Quatrini as a quorum of the board was established. Mr. Quatrini announced the purpose of the meeting, which was to count the ballots regarding the \$300 Special Assessment to fund the Community Improvement Projects.

An initial count of the ballots indicated the number of approve ballots needed to pass the assessment were not collected. 167 ballots were counted, with 136 ballots to approve, and 31 ballots to disapprove.

Mr. Quatrini made a motion to temporarily suspend the meeting to allow more property owners to vote.

**Reconvened Special Meeting of the Board of Directors  
The Owl Country Grill  
4953 Le Chalet Blvd, Boynton Beach, FL 33436  
March 22, 2023**

**Present:**

John Quatrini, President  
Kelly Chiarella, Secretary  
Cameron Hoffman, VP  
Don Neubaum, Treasurer

Thomas Gulla, Director

**Absent:**

Aaron Hallyburton, Director

Brad Anyzeski, Director

The meeting was called to order by Mr. Quatrini. Three residents, Mikel Kline, Pete Thomas and Marquis Rousseau, volunteered to count and certify the ballots. At the end of the evening, 192 valid ballots, out of the 194 required to pass the special election, were received.

Mr. Quatrini made a motion to temporarily suspend the meeting to allow more property owners to vote.

**Reconvened Special Meeting of the Board of Directors  
The Owl Country Grill  
4953 Le Chalet Blvd, Boynton Beach, FL 33436  
March 29, 2023**

**Present:**

John Quatrini, President

Kelly Chiarella, Secretary

Cameron Hoffman, VP

Don Neubaum, Treasurer

Thomas Gulla, Director

Aaron Hallyburton, Director

Brad Anyzeski, Director

The meeting was called to order by Mr. Quatrini. Three residents, Mikel Kline, Pete Thomas and Marquis Rousseau, volunteered to count and certify the ballots. The final count was: 199 valid approve ballots, 41 valid disapprove, and 3 approve ballots from members not in good standing.

The assessment passed, having been approved by a majority of the 386 voting members.

**Adjournment:**

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