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

Lake Worth Drainage District Auditorium
13081 S. Military Trail
Delray Beach, FL 33484

Thursday, March 26, 2024, at 6:30 p.m.

SPECIAL MEMBERS' AND BOARD OF DIRECTORS' MEETING MINUTES

Present:
Cameron Hoffman, Vice President
Julie Nicholas, Secretary
Don Neubaum, Treasurer
Jennifer Epstein, Director

Absent:
Aaron Hallyburton, President
Thomas Gulla, Director
Antony Cramer, Property Manager, AKAM

Call to Order/Roll Call:
The meeting was called to order at 6:31 p.m. by Mr. Hoffman as a quorum of the Board was established.

Unfinished Business

Mr. Neubaum announced that we would hear presentations from three Virtual Gate Attendant companies that put in bids to provide virtual guard services. Representatives from the following three companies presented their services and fielded questions from property owners:

1. Mike Wichelns - Envera Systems
2. Jim Happel - VirtualGuard
3. Nicole Gibbons - SafePassage

No decisions were made following the presentations and Board members asked for property owners to provide feedback regarding the services offered. A video of these presentations is available at cypresscreekpoa.org.

New Business

Mr. Neubaum led a discussion with Board members about attempting another ballot initiative in an effort to avoid switching from manned gates to virtual and keeping reserves funded. Cypress Creek hasn't increased assessments in over a decade, while all other expenses have increased (gates, insurance, etc.). The two most-recent attempts to increase funding by raising quarterly assessments just by $50 per quarter and by instituting a capital contribution equal to one year of annual dues for new homebuyers failed because not enough people voted. The Board discussed putting these two amendment changes to vote again as well as adding a third ballot initiative intended to lower the voting threshold for assessments. For this third amendment, Mr. Neubaum proposed changing the requirement for an assessment change from a majority of eligible voting members to a majority of members voting at a meeting in person or by proxy. He said that today we have about 180 active participants who are engaged, but our governing documents require approximately a 200-person vote in favor of an assessment change. This is not the way other associations in the Florida work, Mr. Neubaum said.

A motion was made by Mr. Neubaum to proceed with putting three ballot initiatives to a community vote on a date to be determined at a later time, with a second offered by Mr. Hoffman. All in favor. The motion passed, unanimously.

Public Comment

Public comments were accepted throughout the virtual gate presentation and ballot discussion.

Adjournment:

There being no further business, a **motion** to adjourn the meeting was made by Mr. Hoffmann. All in favor. The meeting was adjourned at 9:13 p.m.

Approved by: Julie Nicholas

Date: 5/15/2025