

Cypress Creek Property Owners' Association, Inc.

Annual Members' Meeting

Lake Worth Drainage District - Auditorium

13081 S. Military Trail
Delray Beach, FL 33484

Thursday, February 20, 2025

ANNUAL MEMBERS' MEETING MINUTES

Verification of Quorum:

A quorum at Members' meetings is attained by the presence, either in person or by proxy, of thirty percent (30%) of the total voting interest (TVI) of Members. TVI for the Association is 395, which is 400, less five (5) for whom voting rights were suspended. **Quorum is one hundred nineteen (119).**

Tallfield Management affirms that a quorum of Members was established with 173 Members in person or by proxy.

Call to Order:

The meeting was called to order at 6:48 pm by Attorney Robert Burr of Rossin & Burr, PLLC. Mr. Burr was appointed chairperson for the meeting.

Proof of Notice of Meeting:

AKAM Management affirms that the Notice of the Annual Members' Meeting held on February 20, 2025 was mailed to each member of record on the 3rd day of February, 2025.

Adoption of Minutes:

Minutes from the Annual Meeting of Members held on February 15, 2024 were approved by the majority of Members in attendance via a show of hands.

Minutes from the Special Members' Meeting held on November 14, 2024 and continued to January 16, 2025 were approved by the majority of Members in attendance via a show of hands.

Reports of Officers:

None

Reports of Committees

The members of the Nominating Committee were announced by Mr. Burr as follows:

- Chairperson: Jennifer Epstein
- Amber Hoye
- Nancy Lynn
- Zach Mazur
- Sophia Youngberg

Ballot Counting Committee:

Mr. Burr announced the following four (4) individuals to count the Ballots for the Board of Directors Election:

- James Panzer
- John Quatrini
- Nancy Willy
- Sylvia Winkles

The Ballot Counting Committee was approved by a majority of Members in attendance via a show of hands.

Election of Directors:

The results of the Director Election were as follows:

	Count Team 1	Count Team 2	Count Team 3
Christine Chavers	102	102	102
Thomas Gulla	161	157	n/a
Cameron Hoffman	167	161	n/a
Powell Thomas	100	85	80

As Count Team 1 indicated a close result in the number of votes for Ms. Chavers and Mr. Thomas, Mr. Burr announced a third count for Ms. Chavers and Mr. Thomas to be performed by:

- Barry Poretskin
- Reinier Mesritz

These additional Ballot Counting Committee members were approved by a majority of Members in attendance via a show of hands.

The three (3) nominees receiving the largest number of votes and elected to the Board of Directors to serve a two (2) year term were:

- Christine Chavers
- Thomas Gulla
- Cameron Hoffman

Approved Budget, 2025 Calendar Year:

There was no change to the Budget for the 2025 calendar year which was approved by the Board on October 17, 2024. The maintenance assessment for 2025 will remain \$350 per Lot, per quarter.

New Business:

No new business was addressed at the meeting.

Adjournment: The 2025 Annual Members' Meeting was adjourned at 7:45 pm.