

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

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

Thursday, August 15, 2024, at 6:30 p.m.

BOARD OF DIRECTORS' MEETING MINUTES

Present:

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

Also Present:

Antony Cramer, Tallfield Management

Absent:

Thomas Gulla, Director

Call to Order/Roll Call:

The meeting was called to order at 6:32 p.m. 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 **Board of Directors' Meeting held on July 18, 2024** by Mr. Hoffman, with a second offered by Mr. Hallyburton. The motion passed 5-0, with Mr. Neubaum abstaining as he was not present at the July 18, 2024 Board of Directors meeting.

Treasurer's Report:

Mr. Neubaum presented the financial report as of **July 31, 2024**, including delinquencies.

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

Manager's Report:

Tallfield Management presented an overview of operations, including 2024 statutory updates for homeowner associations.

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

Committee Reports:

Reports were presented by the following committees:

1. Architectural Review by Ms. Kline, Chairperson
2. Special Events by Ms. Hoffman, Chairperson
3. Landscape by Mr. Elkin, Chairperson
4. Maintenance by Mr. Hallyburton, Chairperson
5. Communications by Ms. Nicholas

A **motion** was made to accept the Committee Reports by Mr. Kline, with a second offered by Mr. Hallyburton. All in favor. The motion passed, unanimously.

Unfinished Business

The Board discussed the following:

1. Gate attendant options, including virtual guards.
2. Proposed amendments to the Association's governing documents to provide for a capital contribution and to increase the cap on aggregate assessments.

A **motion** was made to amend the Association's governing documents to provide for a capital contribution to be paid by a new purchaser of a home in an amount equal to one year of annual dues to provide for long term maintenance, repair and replacement needs of the Association, subject to membership approval, by Mr. Neubaum. The motion was seconded by Mr. Kline. All in favor. The motion passed, unanimously.

A **motion** was made to amend the Association's governing documents to increase the cap on aggregate assessments, either annual or special, from the current \$350, up to \$400 per Lot, per quarter to keep up with the expenses of the Association, subject to membership approval, by Mr. Neubaum. The motion was seconded by Mr. Kline. All in favor. The motion passed, unanimously.

3. Concession from Toll Brothers to build a perimeter wall along Lawrence Road and approvals needed from affected homeowners.

New Business

The Board discussed private roadway easement considerations as it pertains to the proposed Toll Brother's development.

Public Comment

During the open forum, topics discussed included: virtual gate attendant considerations, updated posting of PB Post article on proposed Toll Brothers development, request for Board to reconsider withdrawal from COBWRA, parking violations, and budget considerations.

Adjournment:

There being no further business, a **motion** to adjourn the meeting was made by Mr. Neubaum, with a second offered by Mr. Hoffman. All in favor. The meeting was adjourned at 8:17 pm.

Approved by: _____

Julie Nicholas

Date: _____

10/17/24