

MINUTES

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC

Meeting of the Board of Directors

July 14, 2026

ZOOM ID 862 6503 0070 Passcode 522786

DETERMINATION OF QUORUM. Board members present were Jack Curlett, Dan Frey, Gary Hellickson, John Thistle and Jane Wiseman. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Jane Wiseman called the meeting to order at 5:00 p.m. at the location designated for the meeting.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements, the notice for this meeting was e-mailed to all owners, posted on the website and posted at the designated area on July 10, 2026. Jack Curlett made a motion to approve the agenda. Dan Frey seconded the motion. Motion carried.

WELCOME GUESTS. Jane Wiseman welcomed 17 visitors to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Gary Hellickson made a motion to approve the minutes of the June 9, 2026 Board of Directors meeting. Jack Curlett seconded the motion. Motion carried.

TREASURER'S REPORT. Dan Frey reported the Financial Report through June 30, 2026. Truist Operating Account \$43,584.51, Truist Reserve Accts. \$196,310.94, Accounts Receivable \$14,834.04. Total Assets/Liabilities & Equity \$254,707.53. John Thistle made a motion to accept the treasurer's report. Jack Curlett seconded the motion. Motion carried.

COMMITTEE REPORTS. *Covenant Enforcement Committee.* The CEC is working on updating the Rules & Regulations as they were not updated with the Document Re-Write.

Architectural Review Committee. Jane Wiseman reported the below Architectural Review Requests were approved.

20024 Lake Vista Circle – Approved at the June 25, 2026 ARC Meeting.

- Request For Sale Sign

20014 Lake Vista Circle

- Request For Sale Sign, Jane made a motion to approve. John Thistle seconded the motion. Motion carried.

19987 Petrucka Circle N

- Request to install white vinyl fencing for trash cans – Jane made a motion to approve. Jack Curlett seconded the motion. Motion carried.

Social Committee. Kimberly Frey reported the upcoming events.

UNFINISHED BUSINESS. *Rezoning Application Update.* Next step will be the County writing up the staff report. The Association will provide her with as much information as possible prior to her finalizing the report. The County does not want to postpone this any longer than necessary.

South Florida Water Management District Update. The County requested a meeting with the owners, the Association legal counsel and the district. The owners are taking full liability/responsibility for all work that is on their property. The County is forcing the owners to bring everything up to current code. There are several items that need resolved before this is done. Jane Wiseman wanted to remind everyone the Water Management District is in control of the drainage system. The Association can only do what they permit us to do.

Phase 1 with Forgey Planning. Forgey Planning has not fulfilled the duties they were contracted to perform. The Board discussed obtaining a new planner or keep the current planner.

Private Roadway Status. Nothing new to report.

NEW BUSINESS. Hearings. 19935 Lake Vista Circle – Lease Renewal & Trash Cans Violation Fines. Jane Wiseman made a motion to rescind the violation fine as the violations have been corrected. Jack Curlett seconded the motion. Motion carried.

Amenities Discussion. Engineer is working on clarifications on the requirements needed for a pool/facility. Until the SFWMD permits are settled the Association cannot move forward with any hard bids on installing a pool and/or facilities.

Open Forum. The floor was opened to owners present and questions and concerns were addressed.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting is scheduled for August 11, 2026 at 5pm via Zoom.

ADJOURNMENT. Jane Wiseman made a motion to adjourn. Jack Curlett seconded the motion. There being no further business, the meeting was adjourned at 6:12 p.m.