

MINUTES

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC

Meeting of the Board of Directors

May 12, 2026

210 Homestead Rd S, Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Jack Curlett, Dan Frey, Gary Hellickson (Zoom), 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 May 8, 2026. John Thistle made a motion to approve the agenda. Dan Frey seconded the motion. Motion carried.

WELCOME GUESTS. Jane Wiseman welcomed 29 visitors to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Dan Frey made a motion to approve the minutes of the April 14, 2026 Board of Directors meeting and the April 28, 2026 Board of Directors Meeting. John Thistle seconded the motion. Motion carried.

TREASURER'S REPORT. Dan Frey reported the Financial Report through April 30, 2026. Truist Operating Account \$75,541.86, Truist Reserve Accts. \$195,247.61, Accounts Receivable \$13,136.28. Total Assets/Liabilities & Equity \$270,767.51. John Thistle made a motion to approve the financial report as presented. Gary Hellickson seconded the motion. Motion carried.

COMMITTEE REPORTS. *Architectural Review Committee.* Nothing to report.

Social Committee. Nothing to report.

UNFINISHED BUSINESS. *Rezoning Application Update.* Nothing has changed since April meeting. Last update was an insufficiency letter was sent to the new owners of the property.

South Florida Water Management District Update. The Board of Directors contracted with a law firm that specializes in land development and water management. The new law firm has crafted and sent a well written response to the South Florida Water Management District addressing the compliance issues and ERP Applications. John Thistle thanked Jane Wiseman for all the research and time she has spent on these issues.

Phase 1 with Forgey Planning. The planning company was contracted by CPPOAI to assist with the rezoning application process. They are currently reviewing Lee County historical documents for information helpful to the Association during this process.

NEW BUSINESS. *Amenities Discussion.* Dan Frey and Jack Curlett are working together to obtain quotes/numbers regarding a possible pool and/or clubhouse. They have met with a few companies, with many wanting site plans before estimates are provided. They did get a rough estimate for a pool for approximately \$177,000 but are still working on obtaining building proposals.

Private Roadway Status. The committee was asked to obtain proposals for the roadway sealing and/or paving, mainly for Will Flint Blvd. John Thistle has received three (3) separate proposals for approximately \$11,000 to \$16,000 for patching the pavement. John Thistle reported to completely repave the roads it would cost approximately \$550,000 due to the cost of asphalt. John Thistle will be looking into a newer method “crack sealing”. John Thistle requested the issue be tabled to obtain more options and proposals. The Association will also be able to use these proposals to revise the Reserve budget for 2027.

Naming the Community. Jane Wiseman suggested re-naming the Community as a whole. In past years both the Cypress Pines and Kings Greens have been part of “Majestic”. Does the ownership want to leave as is “Majestic” or change to something new? Jane Wiseman would like to hear the ownerships input.

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 June 9, 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 5:57 p.m.