

## MINUTES

### CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC

Meeting of the Board of Directors

April 14, 2026

210 Homestead Rd S, Lehigh Acres, FL 33936

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**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 5:06 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 and posted at the designated area on April 10, 2026. John Thistle made a motion to approve the agenda. Jack Curlett seconded the motion. Motion carried.

**WELCOME GUESTS.** Jane Wiseman welcomed 20 visitors to the meeting.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Gary Hellickson made a motion to approve the minutes of the March 31, 2026 Board of Directors meeting and the April 9, 2026 Board of Directors Workshop. John Thistle seconded the motion. Motion carried.

**TREASURER'S REPORT.** Dan Frey reported the Financial Report through March 31, 2026. Truist Operating Account \$82,739.51, Truist Reserve Accts. \$194,726.78, Accounts Receivable \$12,209. Total Assets/Liabilities & Equity \$289,653.33. John Thistle made a motion to approve the financial report as presented. Gary Hellickson seconded the motion. Motion carried.

**COMMITTEE REPORTS.** *Architectural Review Committee.* A request was submitted to the Board of Directors for review. An ARC meeting will be scheduled to approve/deny the request at a later date.

*Social Committee.* Kim Frey reported the upcoming Social Events.

**UNFINISHED BUSINESS.** *Establish Standing Committees.* Jane Wiseman made a motion to appoint the following members to the following committees. John Thistle seconded the motion. Motion carried.

Social Committee (Jack Curlett, Kim Frey (chairperson), Dixie Burrell, Joan Connor, Katie Curlett, Jan Locke, Lori Monroe, Diane Politte, Stacia Shoemaker and Kim Talmadge)

Budget Finance Committee (Dan Frey, Laurel Ciprari (chairperson), Melissa Dortch and Terri Shedlock)

Maintenance/Grounds Committee (John Thistle (chairperson), Phil Dent and Bob Lotuff)

Covenant Enforcement Committee (Jane Wiseman, Phil Dent (chairperson) and Laurel Ciprari)

*Rezoning Application Update.* Nothing has changed since March 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 are working on obtaining legal counsel that specializes in water management. Hope to have more information by the May meeting.

Phase 1 with Forgey Planning. This planning company was contracted with by CPPOAI to assist with the rezoning issues.

**NEW BUSINESS.** Amenities Discussion. Dan Frey and Jack Curlett are working together to obtain quotes/numbers regarding a possible pool and/or clubhouse. The Board would like to have a better understanding of funding and building requirements prior proposing anything to the ownership.

John Thistle reminded owners to contact the Maintenance committee if anyone notices any lights out, so they can be reported to LCEC for repair/replacement.

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 May 12, 2026 at 5pm at 210 Homestead Rd S, Lehigh Acres, FL.

**ADJOURNMENT.** John Thistle made a motion to adjourn. Jane Wiseman seconded the motion. There being no further business, the meeting was adjourned at 6:00 p.m.