

## MINUTES

### CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC

Meeting of the Board of Directors

June 9, 2026

ZOOM ID 828 0037 3736 Passcode 391363

**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 June 5, 2026. Jane Wiseman made a motion to approve the agenda. Dan Frey seconded the motion. Motion carried.

**WELCOME GUESTS.** Jane Wiseman welcomed 14 visitors to the meeting.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Dan Frey made a motion to approve the minutes of the May 12, 2026 Board of Directors meeting. Jack Curlett seconded the motion. Motion carried.

**TREASURER'S REPORT.** Dan Frey reported the Financial Report through May 31, 2026. Truist Operating Account \$68,815.02, Truist Reserve Accts. \$195,787.27, Accounts Receivable \$14,297.52. Total Assets/Liabilities & Equity \$278,899.81.

Jane Wiseman made a motion to leave \$30,000 in the operating account and transfer the remaining balance to the reserve account. John Thistle seconded the motion. Motion carried.

**COMMITTEE REPORTS.** *Covenant Enforcement Committee.* Phil Dent, Chairman sent the Board of Directors the below recommendations:

Owner of 19935 Lake Vista Circle N has been leasing his unit for years without any approved applications, in direct violation of Section 10. LEASING OF HOMES., Sub-Section 10.1 Procedures., 10.7 Regulation by Association, and 10.9 Unapproved Leases.

Per Section 10, sub-section 10.9, the Board has the authority to immediately terminate any lease that may be in effect between owner and 3<sup>rd</sup> party.

As Owner has been notified by regular USPS mail and by email on multiple occasions by the CAM beginning on 3-3-26, 4-13-26, 5-4-26, and 5-28-26 to which no response has been received, it is the recommendation that the Board take immediate action to either impose a fine, evict the tenant, or both.

Jane Wiseman made a motion to accept the recommendation from the committee to impose a fine in the amount of \$1000. Dan Frey seconded the motion. Motion carried. A Hearing Committee will be appointed for the hearing.

Architectural Review Committee. Jane Wiseman reported the below Architectural Review Requests were approved May 29, 2026 at the Architectural Review Meeting.

19909 Petrucka Cir N

- Request to install new doors and windows

19975 Petrucka Cir N

- Request to replace lanai enclosure due to storm damage

Social Committee. Kimberly Frey reported the upcoming events.

**UNFINISHED BUSINESS.** Rezoning Application Update. Is in the hands of the Owner's planner to answer the insufficiency letter.

South Florida Water Management District Update. A meeting has been scheduled with the engineers, attorneys, and the water management district related to the permitting process. Jack Curlett requested this meeting be recorded by our attorney and the chair agreed to that request.

Phase 1 with Forgey Planning. The Board of Directors discussed getting recommendations from the new attorney for a planner to represent the Association.

Private Roadway Status. John Thistle spoke with companies regarding the "crack sealing". Approximate cost could be \$14,000-15,000. John Thistle suggested contacting a Rose and Ajax to obtain a hard estimate to repave the roadways.

**NEW BUSINESS.** Amenities Discussion. Nothing to discuss at this time.

Open Forum. John Thistle commended the ladies that did the Memorial. Looked great and was proud to be a part of the community. 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 July 14, 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 6:13 p.m.