



SWFL CAM SERVICES

Community Association Management

CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.

MINUTES FROM THE September 9, 2025 BOARD OF DIRECTORS MEETING

1. The meeting was called to order at 5 pm. Al Roma, Jim Bartel, Mark Giosa, Gary Hellickson and Jane Wiseman attended via videoconference establishing a quorum.
2. The notice of meeting was posted in accord with Florida law.
3. Jim Bartel asked for a motion to waive the reading of and to approve the minutes from the August 12th regular board meeting as presented. Jane Wiseman was the movant and the motion was seconded by Al Roma. The motion carried 5-0.
4. Al Roma expressed his thoughts as to the community working together to get the best outcome possible through more social activities.
5. There were no remarks by the Treasurer.
6. Owners comments. Stacia Shoemaker stated that she would like more notice on social activities. Kim Frey responded by asking what else could be done. David Howe mentioned that he could never get in on Facebook. (He doesn't have a membership.) Kim provided details to the Facebook page access. Dan Frey suggested that having Kings Green management company over both POAs would be a great benefit.
7. Committee Reports
Jim Bartel mentioned the one ARC submission of Linda White's new front door.

Budget Finance: Jim mentioned that Mark Giosa will be putting together the budget with assistance upon his return from his trip overseas.

Compliance: Jim Bartel stated that the tenants renting the condo which the Board had voted to fine at the previous meeting had moved, so there was no longer a need for any action.

No Drainage Committee report for the period.

Rentals/Resales: Myly submitted a spreadsheet of rentals.

Social Committee report: Kim Frey reported that activities will really ramp up in the month of October. The Chistmas golf cart parade may not happen.

8. Old Business

Jane provided a brief update on Max Forgey. He is currently on vacation.

9. New Business

Review of prospective management companies. Proposals from Alliant, Precedent and Management Professionals Inc. (King's Green) Jane and Mark will contact Management Professionals to get an actual proposal.

10. Pool Questionnaire Jane Wiseman explained that she was putting together a set of questions to get a sense of what the community wants relative to a pool. Will be sent via email only.
11. Budge Committee volunteers - Mark will work on budget after his trip. He will look for volunteers. Laurie Ciprari volunteered.
12. There was discussion relative to the review of changes to documents made by counsel.

10. The next meeting was scheduled to be held on October 14th 2025.

11. Jim Bartel motioned to adjourn at 5:55PM