

MINUTES

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC

Meeting of the Board of Directors

August 11, 2026

ZOOM ID 882 0247 7480 Passcode 508920

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 August 7, 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. Jane Wiseman made a motion to approve the minutes of the July 14, 2026 Board of Directors meeting. Jack Curlett seconded the motion. Motion carried.

TREASURER'S REPORT. Dan Frey reported the Financial Report through July 31, 2026. Truist Operating Account \$30,565.81, Truist Reserve Accts. \$208,081.15, Accounts Receivable \$11,973.64. Total Assets/Liabilities & Equity \$20,598.64. John Thistle made a motion to accept the treasurer's report. Jane Wiseman 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.

- 20036 Lake Vista Circle – Approved at the July 25, 2026 ARC Meeting.
 - Request For Exterior Painting
- 20038 Lake Vista Circle - Approved at the July 25, 2026 ARC Meeting.
 - Request For Exterior Painting
- 19884 Lake Vista Circle - Approved at the July 20, 2026 ARC Meeting.
 - Request For Brick Pavers on Driveway
- 20010 Petrucka Circle - Approved at the July 20, 2026 ARC Meeting.
 - Request For Exterior Painting Sidewalk/driveway

Social Committee. Kimberly Frey reported the upcoming events.

UNFINISHED BUSINESS. *Rezoning Application Update.* The Lee County Zoning Section has reviewed the submission package for the Wildcat RPD zoning application and has advised that the application is sufficient for public hearing. This case has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on October 22, 2026, at 9:00 a.m. The Association,

under the guidance of their legal team, engineer and planner, will begin preparing for the HEX meeting. The community will be kept up to date as the process unfolds.

South Florida Water Management District Update. The County is forcing the owners to bring everything up to current code. The course owners have been obtaining proposals to bush hog the grounds.

NEW BUSINESS. 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 September 8, 2026 at 5pm via Zoom.

ADJOURNMENT. John Thistle made a motion to adjourn. Jane Wiseman seconded the motion. There being no further business, the meeting was adjourned at 6:42 p.m.