

MINUTES

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC

Meeting of the Board of Directors
February 10, 2026
210 Homestead Rd S, Lehigh Acres, FL 33936

DETERMINATION OF QUORUM. Board members present were Mark Giosa, Gary Hellickson, Al Roma, and Jane Wiseman. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Al Roma 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 and posted at the designated area on February 6, 2026. Jane Wiseman made a motion to approve the agenda. Mark Giosa seconded the motion. Motion carried.

WELCOME GUESTS. Al Roma welcomed 34 visitors to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Jane Wiseman made a motion to approve the minutes of the December 9, 2025 Board of Directors meeting. Mark Giosa seconded the motion. Motion carried.

TREASURER'S REPORT. Mark Giosa reported the Financial Report through January 31, 2026. Truist Operating Account \$126,299.08, Truist Reserve Accts. \$156,998.94, Accounts Receivable \$22,513.94. Total Assets/Liabilities & Equity \$305,811.96. Jane Wiseman made a motion to approve the financial report. Gary Hellickson seconded the motion. Motion carried.

COMMITTEE REPORTS. *Architectural Review Committee.* Jane Wiseman made a motion to ratify the approval of the following modification requests:

Lot 19941PCN 19941 Petrucka Circle N	Request: Window Replacement ARC Approved
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Lot 20023LVN 20023 Lake Vista Circle N	Request: Roof Replacement ARC Approved
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Lot 19904LV 19904 Lake Vista Circle	Request: Exterior Painting ARC Approved
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Al Roma seconded the motion. Motion carried.

UNFINISHED BUSINESS. *Document Re-Write Update.* Committee has had a few meetings to review the documents. Committee reported the first draft has been completed and sent back to attorney for update. Attorney will be sending the Board of Directors the final draft prior to March 10th, 2026.

NEW BUSINESS. *Reminders.* The Board of Directors reminded owners to submit Architectural Review Requests to management prior to starting any exterior work, to submit applications for sales and/or leases prior to selling or leasing your property, Golf-carts are required by state law to have a

licensed driver behind the wheel when golf carts are on roadways and please pay attention to the speed limit in the community.

Open Forum. The floor was opened to owners present and questions and concerns were addressed.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors is on March 10, 2026 at 5pm at 210 Homestead Rd S, Lehigh Acres, FL. Annual Members Meeting will be held on March 31, 2026 at 210 Homestead Rd S, Lehigh Acres, FL.

ADJOURNMENT. Mark Giosa made a motion to adjourn. Al Roma seconded the motion. There being no further business, the meeting was adjourned at 6:12 p.m.