

MINUTES

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC

ARC Meeting

April 17, 2026

20027 Petrucka Cir N

CALL TO ORDER:

- Jane Wiseman called the meeting to order at 10:25 AM. Present – Jack Curlett, Dan Frey, Gary Hellickson and John Thistle.

NEW BUSINESS:

- 19903 Lake Vista Cir
 - Request for landscape changes

ARC COMMITTEE ACTION & DECISION:

- ARC Committee reviewed and discussed request as proposed
- ARC request for the property at 19903 Lake Vista has been denied based on the following:
 - The Amended and Restated Declaration of Restrictions and Covenants of CPPOAI, Section 8.25, states that no fences are permitted in the community. In the state of Florida, a hedge can be considered a fence if it serves to enclose a property or define a boundary. Therefore, the requested landscaping proposal is considered a fence along the highlighted property line and is not allowed under the CPPOAI governing documents.
- Please advise the homeowner that they may submit an amended request that does not include completely enclosing the property. Additionally, please let them know that the CPPOAI Board will address the issue of fencing in the future, once the rezoning application has been either approved or denied.

ADJOURNMENT:

- Meeting adjourned at 11:05 AM