



SWFL CAM SERVICES

Community Association Management

CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.

MINUTES FROM THE FEBRUARY 25, 2025 ANNUAL MEMBERSHIP MEETING

1. 72 owners were present or represented by proxy establishing a quorum. The meeting was called to order at 11 AM.
2. The notice of meeting was posted and mailed in accord with Florida law.
3. The minutes from the January 16, 2024 Annual Meeting were approved as presented.
4. Al Roma welcomed the membership and thanked Dixie Burrell and Paula Carnell for their service on the board. James Bartel reported the association's website was established and encouraged owners to contact him if they were in need of assistance in accessing the site. Mark Giosa reported on the year-end financials and entertained questions from the owners present regarding line-item expenses and overages.
5. The Drainage Committee reported that the project is in the process of being finished and is on budget.
6. Unfinished Business.
 - a). The Board reported that to date there was no new information on the ownership of the golf course.

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6. New Business

a). After tabulating the ballots Gary Hellickson and Jane Morgan Wiseman were announced as the 2 candidates receiving the most votes. The results were as follows: Gary Hellickson – 49, Jane Morgan Wiseman-43, Melissa Dortch -19, John Taylor- 17 and Phillip Dent -16.

b). The Board members for 2025/2026 were announced as Al Roma, Jim Bartel, Mark Giosa, Gary Hellickson and Jane Wiseman.

c). The results of the proxy votes were tallied as follows: 70 YES & 2 NO to roll over any excess funds from 2024 into 2025 to avoid taxation. 31 YES & 42 NO to not enforce the Bully Breed language in the association's Governing Documents.

d). Jim Bartell motioned to approve a proposal from the association's legal counsel to review and render proposed amendments to the association's Governing Documents. Dixie Burrell seconded. The motion carried 5-0.

e). No other New Business was discussed.

7. Owners commented on management duties, insurance, budgeting, drainage, financials, mail house theft, pledge of allegiance and prayer before meetings and the community website.

8. The meeting was adjourned at 12:05 PM.