

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC.
530 Construction Lane, Lehigh Acres, FL 33936

Meeting of the Board of Directors

WHEN: November 10, 2026 @ 5:00 pm.

WHERE: Via ZOOM ID 854 0296 6357 Passcode 781644

AGENDA

- Call to Order/Quorum
- Approval of Agenda
- Member Comments
- Approval of Minutes October 13, 2026 & October 19, 2026
- Officer/Manager Reports
 - Treasurer's Report
- Committee Reports
 - Covenant Enforcement Committee
 - Architectural Review Committee
 - Social Committee

Unfinished Business:

- SFWMD ERP's Update
- Hex Hearing Update

New Business:

- 2027 Budget Adoption
- Member Comments

Next Meeting:

December 8, 2026

Adjournment:

Posted: October 27, 2026 @ 5:00 PM

Jane Wiseman is inviting you to a scheduled Zoom meeting.

Topic: CPPOAI November Board Zoom Meeting

Time: Nov 10, 2026 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85402966357?pwd=t6uMWI6qoKtS5LxdodOcoNiZA5rSr7.1>

Join and take notes

<https://us06web.zoom.us/j/85402966357?pwd=t6uMWI6qoKtS5LxdodOcoNiZA5rSr7.1&mynotes=on>

Meeting chat link

<https://us06web.zoom.us/jc/85402966357>

Meeting ID: 854 0296 6357

Passcode: 781644

One tap mobile

+13052241968,,85402966357#,,,,*781644# US

+16465588656,,85402966357#,,,,*781644# US (New York)

Join by SIP

• 85402966357@zoomcrc.com

Join instructions

<https://us06web.zoom.us/join/85402966357/invitations?signature=jOQAQ5ZWuwWtUPEnawPeS4gDQ6PLw0FSZsj0xTlv2Eo>

Cypress Pines Property Owners' Association Inc.
For Year January 1, 2027 through December 31, 2027
Proposed Operating and Reserve Budget

Operating Budget
Association

Association Expenses Collectible by Annual Assessments	Proposed			
	Annual	Association	Association	Each Unit
	Approved	Actual 2026	Annual	Annual
	2026	10/1/2026	2027	

Income

Operating Assessments	\$50,094.00	\$49,844.00	\$60,687.56	\$301.93
Reserve Assessments	\$36,737.53	\$36,556.00	\$32,777.14	\$163.07
Other Income		\$6,940.99		\$0.00
Total Income	\$86,831.53	\$93,340.99	\$93,464.70	\$465.00

Administration of the association

CAM	\$14,400.00	\$14,400.00	\$14,688.00	\$73.07
Insurance	\$6,050.00	\$4,021.82	\$5,300.00	\$26.37
Office Supplies/Postage/Misc	\$3,196.00	\$6,936.07	\$4,740.70	\$23.59
State & Licensing Fees	\$61.00	\$146.25	\$61.25	\$0.30
Website	\$100.00		\$250.00	\$0.10
Social Committee	\$1,200.00	\$380.34	\$1,200.00	\$5.97

Maintenance & Repairs

Roadways Maintenance	\$1,000.00	\$3,337.06	\$5,157.61	\$25.66
Drainage Maintenance	\$0.00		\$1,000.00	\$4.98

Professional Services

Accounting/Tax Prep	\$175.00	\$290.00	\$290.00	\$1.44
Legal Fees	\$10,000.00	\$2,071.67	\$5,000.00	\$24.88
de la Parte/Bowman/Forgey	\$5,000.00	\$56,245.64	\$15,000.00	\$74.63

Other Expenses:

Electric	\$8,000.00	\$6,073.69	\$8,000.00	\$39.80
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Taxes

Upon Association Property	\$0.00
Upon Leased Areas	\$0.00
Florida Intangible	\$0.00
US Income	\$0.00

Expenses for a unit owner:

a. Rent for the unit, if subject to a lease	\$0.00
b. Rent payable under recreational lease	\$0.00

Operating Total	\$49,182.00	\$93,902.54	\$60,687.56	\$301.93
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Reserve Total	\$36,832.00	\$40,886.43	\$32,777.14	\$163.07
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Total Operating & Reserve	\$86,014.00	\$134,788.97	\$93,464.70	\$465.00
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Cypress Pines Property Owners' Association Inc.
Proposed Reserve Fund Budget

	Replacement	Projected Balance	Est	Remain	Cost
	Cost	12/31/2026	Life	Life	Per Year
Drainage	\$80,000.00	\$30,383.38	10	9	\$5,512.96
Road Sealing	\$50,000.00	\$24,335.56	7	4	\$6,416.11
Road Paving	\$300,000.00	\$154,063.49	20	7	\$20,848.07
Total Reserves	<u>\$430,000.00</u>	<u>\$208,782.43</u>			<u>\$32,777.14</u>