

MINUTES

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC

Meeting of the Board of Directors
March 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 March 6, 2026. Jane Wiseman made a motion to approve the agenda. Al Roma seconded the motion. Motion carried.

WELCOME GUESTS. Al Roma welcomed 20 visitors to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Jane Wiseman made a motion to approve the minutes of the February 10, 2026 Board of Directors meeting. Mark Giosa seconded the motion. Motion carried.

TREASURER'S REPORT. Mark Giosa reported the Financial Report through February 28, 2026. Truist Operating Account \$87,563.07, Truist Reserve Accts. \$194,222.83, Accounts Receivable \$15,665. Total Assets/Liabilities & Equity \$297,428.94. Mark Giosa made a motion to approve the financial report. Jane Wiseman 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 19929PCN 19929 Petrucka Circle N	Request: Repaint Driveway ARC Approved
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Lot 19929PCN 19929 Petrucka Circle N	Request: For Sale Sign 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 final draft has been completed. Jane Wiseman made a motion to approve the Governing Document Rewrite to be sent to the Owners. Al Roma seconded the motion. Motion carried.

NEW BUSINESS. *Meet the Candidate.* The following members have submitted their intents to serve on the Board of Directors and were given the opportunity to speak to the owners. Jack Curlett, Phillip Dent, Dan Frey, Theresa Shedlock and John Thistle.

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

DETERMINATION OF NEXT MEETING. The next meeting is the Annual Members Meeting scheduled for March 31, 2026 at 6pm at 210 Homestead Rd S, Lehigh Acres, FL. The next Board of Directors meeting will follow the Annual Members Meeting scheduled for March 31, 2026 at 6pm at 210 Homestead Rd S, Lehigh Acres, FL.

ADJOURNMENT. Mark Giosa made a motion to adjourn. Jane Wiseman seconded the motion. There being no further business, the meeting was adjourned at 5:49 p.m.