



SWFL CAM SERVICES

Community Association Management

CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.

MINUTES FROM THE JANUARY 16, 2024 ANNUAL MEMBERSHIP MEETING

1. 98 owners were present or represented by proxy establishing a quorum. The meeting was called to order at 7 PM.
2. The notice of meeting was posted and mailed in accord with Florida law.
3. The minutes from the February 13, 2023 Annual Meeting were approved as presented.
4. Mr. Roma reported that there were still many items that the Board would continue to investigate and act on, as more information becomes available and that the new community website would be operational in the near future. The Board expressed their gratitude to Phil Dent and Janet Locke for their service on the Board of Directors. Mr. Bartel reported that for the past several months he had been compiling information (past and current) to post on the new community website and urged all owners to update their e-mail addresses so they could receive communications. He is also in the process of compiling the correct version of the association's governing documents. Mrs. Carter reported on the total assets and current liabilities and that the financial reporting would be switched from accrual to cash reporting for the 2024 fiscal year.
5. The Social Committee's report is attached.
6. Unfinished Business.
 - a). The Board reported that the status of irrigation was being investigated.

10231 Metro Parkway #204, Fort Myers, FL 33966

Phone: 239-243-8700 Fax: 239-245-8302

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6. New Business

- a). The Board members for 2024/2025 were announced as Al Roma, Jim Bartel, Karen Carter, Dixie Burrell and Paula Carnell.
- b). John Thistle, the Chairman of the Drainage Committee, acknowledged the support of his committee members, his report is attached.
- c). See Mr. Bartel's comments on the new community website under #4.
- d). The results of the proxy votes were tallied as follows: 98 YES & 0 NO to roll over any excess funds from 2024 into 2025 to avoid taxation. 98 YES & 0 NO to accept the current financial reporting in lieu of an audit/review.

7. Owners commented on drainage, speeding through the community, irrigation, financials, reserve protocol and the new community website.

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

CYPRESS PINES PROPERTY OWNERS ASSOCIATION

MINUTES FROM THE JANUARY 16, 2024 ORGANIZATIONAL MEETING

1. Al Roma, Jim Bartell, Karen Carter and Dixie Burrell were present establishing a quorum (Paula Carnell was absent). The meeting was called to order at 8:06 PM.
2. Titles for 2024/2025 were established as follows:
President – Al Roma (2 years) Vice President – Jim Bartel (2 years)
Treasurer – Karen Carter (2 years) Secretary – Dixie Burrell (1 year)
Director – Paula Carnell (1 year)
3. The next Board meeting was scheduled to be held on February 20, 2024.
4. The meeting was adjourned at 8:11 PM.