



SWFL CAM SERVICES

Community Association Management

CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.

MINUTES FROM THE DECEMBER 4, 2024 BOARD OF DIRECTORS MEETING

1. The meeting was called to order at 12 pm. Paula Carnell, Al Roma, and Jim Bartel attended via videoconference establishing a quorum. Dixie Burrell and Mark Giossa were absent. Dixie Burrell joined the meeting at 12:20 pm.
2. The notice of meeting was posted and mailed in accord with Florida law.
3. Jim Bartel to waive the reading of the minutes and approve the minutes from the September 19, 2024 meeting as presented. Jim Bartell seconded the motion. Roma 3-0.
4. Al Roma urged residents to be patient while the Board attempts to address the issues at hand such as mailroom security and the rewrite of the Association's Governing Documents.
5. No Old Business.
 - A. Jim Bartel reported that there was no new information regarding the association's legal relationship with Wild Cat Crossing ownership.
6. New Business.
 - A. Jim Bartel Motioned to table the approval of the 2025 budget until after the Budget Committee has an opportunity to meet and the requirements for the 14-day advance notice to owners have been satisfied. Paula Carnell seconded. The motion carried 4-0
 - B. Owner John Thistle reported that the Drainage Project (previously approved) will start next week. Details will be posted in the mailroom.
7. Owners commented on thefts at the association's mailroom and website access.

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8. The 2025 Budget Approval Meeting will be held on a date TBA. The association's Annual Membership Meeting is scheduled to be held on February 11, 2025. Jim Bartel motioned to adjourn. Al Roma seconded. The motion passed 4-0. The next meeting was scheduled to be held on date TBA. The meeting was adjourned at 12:40 pm.