

MINUTES

CYPRESS PINES PROPERTY OWNERS' ASSOCIATION, INC

Meeting of the Board of Directors

September 8, 2026

ZOOM ID 824 8780 7190 Passcode 713224

DETERMINATION OF QUORUM. Board members present were Jack Curlett, Dan Frey, Gary Hellickson, John Thistle and Jane Wiseman. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Jane Wiseman 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, posted on the website and posted at the designated area on September 4, 2026. Gary Hellickson made a motion to approve the agenda. John Thistle seconded the motion. Motion carried.

WELCOME GUESTS. Jane Wiseman welcomed 22 visitors to the meeting.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Dan Frey made a motion to approve the minutes of the August 11, 2026 Board of Directors meeting. Jack Curlett seconded the motion. Motion carried.

TREASURER'S REPORT. Dan Frey reported the Financial Report through August 31, 2026. Truist Operating Account \$23,880.57, Truist Reserve Accts. \$208,656.28, Accounts Receivable \$11,052.99. Total Assets/Liabilities & Equity \$243,567.88. Gary Hellickson made a motion to accept the treasurer's report. John Thistle seconded the motion. Motion carried.

The Board of Directors discussed the standard operating procedures for the association bills. Jane Wiseman made a motion to have two (2) Board members approve all invoices prior to paying the invoice. Gary Hellickson seconded the motion. Motion carried.

COMMITTEE REPORTS. *Covenant Enforcement Committee.* The CEC is working on updating the Rules & Regulations as they were not updated with the Document Re-Write.

Architectural Review Committee. Jane Wiseman reported the below Architectural Review Requests were approved.

19993 Lake Vista Circle N – Approved at the September 1, 2026 ARC Meeting.

- Request to Install privacy fence around A/C unit

Social Committee. Kimberly Frey reported the upcoming events.

UNFINISHED BUSINESS. *Confirm Board's Position on SFWMD & Rezoning Application Issues.*

The legal team drafted a letter that has been sent to the Par Course owners requesting a resolution to several items that have been previously communicated to Par Course. The Association is requesting Par Course document these requests in a form that survives a sale of the property. Nothing in the letter waives any right or position of the Association. Dan Frey made a motion to confirm the Association's position regarding the SFWMD & Rezoning Application issues. Jack Curlett seconded the motion. Motion carried.

NEW BUSINESS. *Discussion to approve surveyor assistance regarding rezoning application.* It was suggested to have the Association obtain a survey of the land due to the changes in property lines over the past several years. Jane Wiseman made a motion to contract with a surveyor. Dan Frey seconded the motion. Motion carried.

Discussion to create a CPPOAI member only Facebook page for Association. The Board discussed the pros and cons of creating a member-only Facebook page and determined it is not necessary at this time. Members currently have four established avenues to present questions and concerns regarding association business:

- Contact MPI via email or phone
- Send MPI a message via the CPPOAI website
- Contact a Board member
- Attend a monthly Board meeting

The Board decided that the current social committee Facebook page will remain as "CPPOA Social Committee," overseen by two administrators with clear guidelines and community standards. Jane Wiseman made a motion to approve. John Thistle seconded the motion. Motion carried.

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

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting is scheduled for October 13, 2026 at 5pm via Zoom.

ADJOURNMENT. Jack Curlett made a motion to adjourn. Jane Wiseman seconded the motion. There being no further business, the meeting was adjourned at 6:14 p.m.