



# SWFL CAM SERVICES

Community Association Management

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## **CYPRESS PINES PROPERTY OWNERS ASSOCIATION, INC.**

### **MINUTES FROM THE SEPTEMBER 19, 2024 BOARD OF DIRECTORS MEETING**

1. The meeting was called to order at 10:06 am. Paula Carnell, Dixie Burrell, Al Roma and Jim Bartel attended via videoconference establishing a quorum.
  2. The notice of meeting was posted in accord with Florida law.
  3. The Board voted 4-0 to approve the minutes from the April 16, 2024 meeting as presented.
  4. No Old Business was discussed.
  5. New Business.
    - A. The Board recognized the resignation of Karen Carter. Paula Carnell motioned to appoint Mark Giossa to fill the vacancy and assume the position of Treasurer. Dixie Burrell seconded. The motion carried 4-0.
    - B. Jim Bartel motioned to ratify the Board's decision to send 20060 Petrucka Circle to the Fining Committee for non-compliance of lot maintenance. Al Roma seconded the motion. The motion carried 5-0.
    - C. Al Roma motioned to contract with Steve Burrell to clean-up and then maintain the lot located at 20060 Petrucka Circle with the initial mowing costing \$140 and subsequent mowings (approximately twice per month) costing \$60. Jim Bartell seconded. The motion carried 4-0 (Dixie Burrell abstaining). It was disclosed that Steve Burrell is the spouse of board member Dixie Burrell.
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10231 Metro Parkway #204, Fort Myers, FL 33966

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

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- D. Al Roma motioned to purchase a new American flag at a cost of \$200 for display on the golf course's flag pole (contingent on receiving permission from the golf course). Puala Carnell seconded. The motion carried 4-0 (Dixie Burrell had left the meeting).
  - E. The Board reported that they had approved the installation of solar panels (as required by law) at 19990 Lake Vista Drive and will endeavor to create location specifications for future installations.
  - F. The Board reported that they will work with the golf course on the maintenance of the entrance monument area.
  - G. Jim Bartel reported that SFWMD had recently inspected the retention ponds located on the golf course and discovered deficiencies. CPPOA was also listed on the deficiency report. The report has been forwarded to the association's legal consul for review
  - H. Jim Bartel informed fellow board members that as per the new HOA statute they will need to attend and complete a 4-hour continuing education course by the end of 2024.
- 6. Owners commented on the potential development of empty lots, the Boards ability to spend association funds, current ownership of the golf course, compliance of new HOA statutes and the use of microphones at meetings.
  - 7. The next meeting was scheduled to be held on date TBA.  
The meeting was adjourned at 10:12 am.