

CYPRESS LAKES HOME OWNERS ASSOCIATION, INC.

BOARD MEETING  
11 NOVEMBER 2022

MINUTES

**Board Members in Attendance**

Mike Lica called the meeting to order at 5:00 pm with the following four (4) board members in attendance:

- Mike Lica - President
- Larry Niedzialek – Vice President
- Mary Miller – Secretary
- Bob Stawicki – Director

**Approval of Previous Meeting Minutes**

Not Applicable

**Financial Report**

Not Applicable

**Legal Report**

Mike Lica and Larry Niedzialek met (via telephone conference call) with Jane F. Bolin, Esq. HOA Attorney at PeytonBolin, PL on 1 Nov 2022. Ms. Bolin will research the current status of the Cypress Lakes HOA (CLH) and ascertain if it is operational, in good standing, and in compliance with the MRTA. Ms. Bolin also stated that the HOA Declaration runs with the land. Refer to New Business section for further information.

Five (5) property owners are reported to be in arrears regarding 2022 HOA fees as of 3 October 2022. Dannette Thompson, CLH, Inc.'s Community Association Manager (CAM) has notified these five property owners that their accounts are delinquent and subject to late fees. The delinquent accounts will continue to be monitored until the Board receives notification that these property owners have resolved their arrears status.

**Community Maintenance Report (from the President)**

Mike L. received two (2) bids for the neighborhood perimeter fencing and landscaping.

- 1) TBD Contractor and \$TBD Price bid
- 2) Bowman's Property Maintenance – \$TBD Price bid

**Community Association Manager's (CAM) Report**

Dannette Thompson, of Central Properties Realty, Inc., is the Community Association Manager for Cypress Lakes HOA, Inc.

Recent report not received. Some past reports are available.

**New Business**

Mike L. made a motion (M1) to approve the hire of Attorney Jane F. Bolin for all legal matters pertaining to the Cypress Lakes HOA. Ms. Bolin will be employed at \$250.00 per hour on an as-needed basis. She stated that a retainer fee was not necessary as the HOA is nonprofit. *The motion was seconded by Larry N. and passed unanimously by all in favor.*

Bob S. made a motion (M2) to begin searching for a new community property manager. *The motion was seconded by Mike L. and passed unanimously by all in favor.*

Mary M. made a motion (M3) to cancel meeting and election scheduled for 17 November 2022. Delay of the meeting is necessary until the Board receives notice from Legal Counsel about the HOA's current status. *The motion was seconded by Mike L. and passed unanimously by all in favor.* Mike L. will send email/text to Dannette T. informing her that the meeting is cancelled.

Mike L. made a motion (M4) to change regularly scheduled spray services to an as-needed basis. *The motion was seconded by Larry N. and passed unanimously by all in favor.*

Larry N. made a motion (M5) to save costs by upgrading the two (2) neighborhood entrance signs from electrical to solar power. Larry will check with Florida Power and Light (FPL) for solar incentives or other options. *The motion was seconded by Mike L. and passed unanimously by all in favor.*

Mary M. made a motion (M6) for board members to meet with Dannette T. the first week of December 2022. *The motion was seconded by Mike L. and passed unanimously by all in favor.* Mike L. will send email/text to Dannette T. and courtesy copy (CC) other board members requesting a date for meeting. The meeting is to review the CAM's current duties and to provide her with revised duties that best suit the CLH neighborhood community and align with Florida State regulations governing CAM licenses.

Larry N. made a motion (M7) to rerecord/video tape all future meetings from this date (11 Nov 2022) on. *The motion was seconded by Bob S. and passed unanimously by all in favor.* Recordings will be used to document meeting minutes and discussions.

#### **Discussion Concerning General Meeting Procedures**

Future board meetings will be conducted according to "Robert's Rules of Order" and will include designated procedures that are to be followed by all attendees.

Topics on the agenda will be up for discussion but remarks/comments will be limited to 2 minutes per person.

Procedures and discussions will be conducted civilly and without rancor. Persons unable to conduct themselves in a professional manner will be asked to leave the meeting.

Motion was made to record/videotape all future HOA meetings. Refer to New Business section of these minutes for further information.

#### **Neighborhood Issues/Unfinished Business**

1. Residential Properties Used for Business - Homeowners using their residential properties to conduct commercial business. Issues include but are not limited to structurally modifying homes for business purposes, using driveways for advertising, and parking large numbers of commercial vehicles on streets causing roads to be impassable and/or preventing safe areas for residents to walk.
2. Landlord Background Checks - Some Landlords are not conducting security/background checks on their rental properties and indirectly introducing crime into the neighborhood. For example the same home, rented to two different back-to-back renters has been subject to police raids and arrests.

3. Unleashed dogs – A few incidents occurred during 2022 where *unleashed* dogs attacked and bit persons and/or leashed dogs causing bodily harm and injury that resulted in medical care. Owners of the attacking dogs paid the resultant medical bills.
4. Curbside Trash Issues - Trash continues to be placed at the curb BEFORE designated trash/recycle collection days. HOA will begin to take note and notify residents that this practice is not allowed by the HOA and Coral Springs Government. Repeat offenders will be reported to Coral Springs City and may be subject to fines.
5. Installation of Speed Bumps – Installation of speed bumps along both NW 109<sup>th</sup> Terrace and NW 9<sup>th</sup> Manor will be addressed at a future meeting. These streets are the main intersection in the neighborhood and the only enter/exit points at the neighborhood's two (2) entrances. NW 109<sup>th</sup> Terrace is the neighborhood entrance from W. Atlantic Blvd and NW 9<sup>th</sup> Manor is the entrance from Coral Springs Drive. Because of the traffic light at the large intersection just past the neighborhood's W. Atlantic Blvd. entrance more non-residents are speeding and cutting through the neighborhood to avoid the light. The plan is to contact Coral Springs City Government and meet with appropriate personnel for fact-finding purposes as a means to address this issue. Speedbumps are believed necessary to deter speeders and the steadily increasing cut-through traffic.
6. Status of Cypress Lakes HOA, Inc. - Once legal counsel advises the Board on the current or noncurrent status of the HOA, the Board will move forward to address any issues associated with legal counsel findings. If *not current* the Board will address revitalizing the HOA. If *current*, review and amendment of the HOA Bylaws will be addressed at a future meeting. Refer to "Neighborhood Issues/Unfinished Business" item 7.
7. Review and Amendment of HOA Bylaws - Review and amendment of HOA Bylaws will begin once legal counsel determines and advises the CLH on its status and the MRTA's status. If CLH, Inc. is determined to be current amendment of the Bylaws will be addressed at a future meeting and a motion made to begin amending the Bylaws. If this motion is approved by all in attendance this topic will be moved to New Business.

#### Adjournment

Mike L. made a motion (M8) to adjourn the meeting. The motion was seconded by Larry N. and passed unanimously.

The Meeting was adjourned at 7:30 pm.

Approval of Minutes:

Signed: \_\_\_\_\_

Date \_\_\_\_\_

Print Name: \_\_\_\_\_

Michael Luca President CLHOA