

FACILITY SALES RECEIPT

Receipt # 2191550
Payment Date: 01/28/2025
Household: 21968
Home Ph: (901)301-1257

CYPRESS LAKES HOMEOW
1071 NW 110TH LANE
CORAL SPRINGS FL 33071

C.S. Gym
2501 Coral Springs Drive
Coral Springs FL 33065
Phone: (954)345-2200

Reservation Updated: Cypress Hammock Park, Cypress Hall
Address: 1300 Coral Springs Drive, Coral Springs, FL, 33065
Reserv. Contact: **Cypress Lakes Homeow**
Phone Number: **(901)301-1257**
Reserv. Number: 142295
Status: Firm
Purpose: Meeting
Anticipated Count: 20

<u>Date(s) And Times</u>	<u>New Fees</u>	<u>Total Fees</u>	<u>New Paid</u>	<u>Total Paid</u>	<u>Amount Due</u>
Tue 02/18/2025 6:30P to 9:30P	0.00	74.68	0.00	74.68	0.00

Larry Niedzialek
1071 NW 110th Lane
Coral Springs, FL 33071

January 25, 2025

Cypress Lakes Homeowners' Assoc., INC
Attn: Members of the Board and Homeowners
1066 NW 110th LN
Coral Springs, FL 33071

RE: Resignation

This letter is to serve as notice of my decision to resign from my position as secretary, to be effective at the next meeting. Due to a drastic change in workload and operational tempo of the agency which I work for, I will no longer have the time to dedicate to my responsibilities as a board member of the association. It was an honor to have been a part of the HOA board. I am proud to have worked alongside the other board members and treasure the relationship we have formed as a team.

Respectfully,


Larry Niedzialek

CYPRESS LAKES HOMEOWNERS' ASSOC., INC

BOARD MEETING MINUTES
CYPRESS HAMMOCK PARK, CYPRESS HALL
1300 CORAL SPRINGS DRIVE
CORAL SPRINGS, FL 33065
February 18, 2025

Call to Order:

Mike Lica, President, called the meeting to order at 7:12 pm

Proof of notice for the board meeting was posted at both the Coral Springs Drive and Atlantic entrances on February 16, 2025 around 9:30 am. Proof of Notice Affidavit per FL Statute 720.360 attached to this record.

Board members in attendance:

President Mike Lica
Treasurer Kate Burtsev
Secretary Larry Niedzialek- via telephone.

Mauro Villalobos was introduced as the new property manager for the HOA for Trident Management.

Also in attendance were 17 homeowners.

Previous Minutes

Mike Lica, president presented the minutes from the December 2, 2024 meeting and motioned (M1) to approve. Secretary Larry Niedzialek seconded the motion. There were no questions or request to amend minutes. Kate Burtsev, treasurer voted yes. Motion passed unanimously.

Filling Board Vacancies

President Mike Lica announced that the board had an opening and asked the members in attendance if anyone would be interested in joining the board. Andrew Marin was nominated by Kate Burtsev, treasurer (M2). Mike, president seconded the Motion. Larry, secretary voted yes. Motion passed to appoint Andrew Marin as a board member to fill the remainder of the open board position.

Resignation of Officer

President Mike Lica announced that Secretary Larry Niedzialek would be resigning from the board due to conflict of work schedule that would not allow him time to devote to the business and duties of the Association. A written letter of resignation was entered. President Mike Lica motioned (M3) to accept the letter. Kate, treasurer second the motion. Andrew Marin, after being advised of his duty, voted yes. Motion passed unanimously.

Filling Board Vacancy

President Mike Lica then announced that another position was now open for the board and motioned (M4) to appoint Olivia Niedzialek. Treasurer Kate Burtsev seconded the motion. Andrew Marin voted yes. Motion passed unanimously.

Change of Registered Agent

Mike Lica, President motioned (M5) to change the Registered Agent on Sunbiz from Trident Management back to Peyton/Bolin because there were issues with new homeowners regarding Estoppel letters. Olivia Niedzialek seconded motion. Kate Burtsev, treasure voted yes. Andrew Marin was silent on the vote. Motion passed.

File Corrected MARTA

Mike Lica, President motioned (M6) to hire Peyton/Bolin to file a corrected MRTA. Olivia seconded the motion. Kate voted yes. Andrew remained silent. Motion passed.

Olivia explained to the homeowners that the MRTA that was filed in 2005 did not identify the homeowners in the HOA. The BCPA did not select the homes because the filing listed the blocks and not the physical address (911 address) which they could not do in the system. Several homeowners then complained that the City of Coral Springs had stated that we were not an HOA. Olivia explained to the homeowners that this was an easy fix and that the attorney would clear up the matter.

Hire Attorney to set Committee Guidelines for ARC and Fees/Fines

Mike Lica, president motioned (M7) to hire Peyton/Bolin to set guidelines for the ARC and Fees/Fines Committees. The motion was interrupted by numerous homeowners intensive, disruptive, and contemptuous comments regarding those committees.

Andrew Marin then advised that he wanted to limit the HOA. Olivia Niedzialek advised Andrew Marin that he could not because it was his fiduciary duty to protect the HOA.

A small group of homeowners then became voiceful wanting to get rid of the restrictions and said the City of Coral Springs should be the one regulating the community not the Board. Owners complained about the fencing, driveways, parking in the streets, and driveways being used as storage. Others stated our taxes pay for code enforcement and the City of Coral Springs should be enforcing the rules.

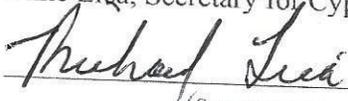
Olivia Niedzialek told the homeowners that it was the boards duty to enforce the restrictions through the attorney if we did not have a committee to do so. She suggested that the board could create a committee for fact finding to see if the community would be interested in amending a few items such as the wooden fences, asphalt driveways, and possibly sheds. She didn't think that the community would get the 2/3 votes to allow the fences or the shed and wasn't positive that the asphalt driveways would get the vote either. She noted that there were 83 homes that had asphalt and that she was one and would probably be changing theirs. She advised that there were numerous homeowners that wanted to limit the rental homes and possibly allow the board to do background checks and approval of new homeowners. The information that would be collected would have to be confidential. Mauro with Trident Management said the board could post on the HIOA portal site for free and get information that way.

The board decided to review the issues and make a determination after looking at all the options and speaking with counsel.
Motion failed.

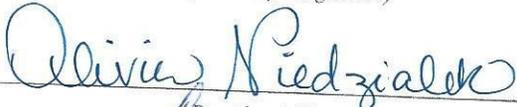
Mike Lica president motioned (M8) to adjourn the Board Meeting and advised the Budget Meeting Workshop would follow after a small break. Olivia seconded the motion.

Meeting adjourned at 8:12 Pm

Mike Lica, Secretary for Cypress Lakes Homeowners' Assoc., INC


(Secretary's Signature)

4/8/2025
(Date)


(President's Signature)

April 8, 2025
(Date)


(Treasurer's Signature)

4/8/2025
(Date)


(Vice President's Signature)

4/8/25
(Date)

Cypress Lakes Homeowners' Assoc., Inc
Budget Workshop Meeting Minutes
February 18, 2025

Board Members Present:

Kate Burtsev, Andrew Marin, Olivia Niedzialek, Mike Lica, Mauro with Trident Management and five homeowners.

Meeting started at 8:21 PM

The purpose of the workshop was to discuss the 2025 budget Trident Management prepared and generate discussion amongst the Board in areas to make a few adjustments that fit with what the Board's projected items are for 2025.

Kate, HOA treasurer, presented the Board with spreadsheets that showed a breakdown of expenses by category, as well as 2024 Budgeted Actual, Remaining and Projected amounts from 2024/2025.

There was discussion about decrease in the Pests and Fertilization, Tree Trimming, Legal Expense, Insurance, Electricity, and R&M – General. Increased areas included Management, and Grounds-Lawn & Landscaping Contract.

A Reserve Study was discussed. Mauro with Trident Management would get clarification on if we were to do a Reserve Study or not. We were not clear about that answer from Sally the previous manager.

The Board will need to vote in the Budget Approval Meeting whether to fund the Reserves for the 2024 year.

Discussion about the mailouts regarding late fees, cost, and who pays for those, rental of the meeting rooms, and reimbursement to officers that had to pay out of pocket. Trident does not issue any checks. Our system is a two-board member approving an invoice and the bank issues the check. Trident does not actually issue checks to anyone.

Contracts, namely Auchter and Hull Insurance, were renewed last year and the Board asked Mauro to see who signed those renewal contracts.

Meeting Adjourned around 8:40 PM

Mike Lica, CLHOA Secretary

SIGN IN SHEET DATE : FEB. 18, 2025

NAME	ADDRESS	EMAIL ADDRESS
NAFI & Raymond Ali	1017 NW 107th Lane Coral Spgs FL 33071	nafzaali15@aol.com
* Andrew Marin	10864 NW 8th Ct	
Andres Jordan	839 NW 110 lane	
Ewert Steinberg	1092 NW 110th Ln	
huis W/ Marsela	800 NW 110 LN.	
Marinberg's	817 NW 110th Lane	
Ronald Charles	10764 NW 9th Manor	rcharbr75@yahoo.fr
Scott Musil	1077 NW 110th LANE	
DAVID HARPER	900 NW 110 LANE	DAVID@FLORIDA MANAGEMENT & NGT
CAROL SMITH	888 N.W. 110th LN	
GREG REEDER	11066 NW 8th Ct.	greeder17@gmail.com
Ejmit Singman	873 NW 110th Lane	
Arnold Singman	873 NW 110th Lane	
Lisa Levine	895 NW 110 Lane	LEMLabc@aol.com
Mike Simonello	891 NW 109 Tennessee	
Bruce Goodman	946 NW 110 Ln	

* Xenodestina Burrese 10846 NW 10th AL, Coral Spgs, FL →
 nak.burrese@america.com

SPEAK ON A TOPIC DATE : FEB. 18, 2025

NAME	ADDRESS	TOPIC
Ronald Charles	10764 NW 9 th Mann	
Andrew Marin	10764 NW 8th Ct	
Arnold Singman	873 NW 116 th Dr	

no one wanted to
 speak they advised they
 signed the wrong
 sheet.