

CYPRESS LAKES HOMEOWNERS' ASSOCIATION, INC  
**MINUTES**

**EMERGENCY MEETING**

April 15, 2023  
Cypress Hall  
1300 Coral Springs Drive  
Coral Springs, FL 33071

Call to Order: Mike L.-President called the meeting to order at 9:11 am.

Attendance: The following Board Members were present:

Mike Lica-President, Larry Niedzialek- Vice President, Kate Burtsev-Treasurer, and Bob Stawicki-Director.

Absent were: Bruce Goodman-Director, Chuck Sierra- Director, and Danette Thompson, CAM for Central Properties Inc.

Proof of Notice: Danette Thompson, CAM posted notices at both entrances 48 hrs. prior to this meeting.

Minutes from the Emergency Board meeting on November 15, 2022 were motioned **(M1)** to approve by Mike L., President. Larry N., Vice President seconded the motion. Motion passed unanimously.

Mike L.- President announced the purpose of this emergency meeting was to appoint a new Secretary following the resignation of Marry Miller, Secretary effective Monday, April 3, 2023.

Mike L. President motioned **(M2)** to appoint Larry Niedzialek as Secretary. Kate Burtsev-Treasurer seconded. Motioned carried.

Larry N. Secretary motioned **(M3)** to appoint Bob Stawicki as Vice President. Kate Burtsev-Treasurer Seconded. Motioned carried.

Mike L., -President, Bob S. - Vice President, and Kate B.-Treasurer handed their Nomination Forms (10 Signature Requirement for intent to be a candidate) To Larry N., Secretary to meet the qualifications for the election as for the Election for April 25, 2023, Larry N. Secretary retained his 10 Signature form along with the others since Danette Thompson with Central Properties was not present.

Kate B.- Treasurer advised she needed to give her Proxy to the Secretary due to traveling on the date of the election and was unsure as to what time she would arrive back on April 25<sup>th</sup>, 2023. Kate B.-Treasurer signed her name on the Proxy and handed it to Larry N., Secretary. Larry N. - Secretary advised he would bring it by for Kate's husband to sign later that afternoon.

Mike L. motioned **(M4)** to adjourn and to meet at Bank of America so they could get the signature cards changed. Larry N. seconded the motion. Motioned carried.

Meeting adjourned at 9:27 A.M.

Approval of Minutes:

Signed: Michael Luca Date: MAY 18, 23  
President, Cypress Lakes Homeowners' Assoc. Inc.

Print Name: Michael Luca

Signed: [Signature] Date: MAY 18, 2023  
Secretary, Cypress Lakes Homeowners' Assoc. Inc.

Print Name: LAWRENCE JOHN NIENZALEK

# FACILITY SALES RECEIPT

Receipt # **1904494**  
 Payment Date: **04/10/2023**  
 Household: **21968**  
 Home Phone: **(954)341-9089**

CYPRESS LAKES HOMEOW  
 P.O. BOX 8295  
 DANETTE THOMPSON  
 CORAL SPRINGS FL 33075

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

## Reservation Details: Cypress Hammock Park, Cypress Hall

Address: **1300 Coral Springs Drive, Coral Springs, FL, 33065**  
 Reserv. Contact: **Cypress Lakes Homeow**  
 Phone Number: **(954)341-9089**  
 Reserv. Number: **115586**  
 Status: **Firm**  
 Purpose: **hoa meeting 3 6f tables 30 chairs**  
 Anticipated Count: **30**

<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>
Sat 04/15/2023 9:00A to 10:00A	56.34	56.34	56.34	56.34	0.00

<u>Fee Description</u>	<u>Amount</u>	<u>Count</u>	<u>Discount</u>	<u>Sales Tax</u>	<u>Total Fee</u>
Cypress Hall Meeting ONLY (2 per month)	42.60	1.00	0.00	0.00	42.60
Single Permit Process Fee	13.74	1.00	0.00	0.00	13.74

### Facility Comments

\_\_\_\_\_ Alcohol is permitted if patron meets the following: -Must hire a Coral Springs Police Officer Detail; Amy Backer CSPD 954-346-1312 & attach the receipt to permit. -In addition to detail officer, the patron must purchase liability insurance for their event-1 million liability naming City as additional insured and certificate holder.

\_\_\_\_\_ Any vendors: catering, decorating, DJs (etc.) must provide insurance. Any equipment brought onto City property must be covered by liability insurance.

\_\_\_\_\_ Rentals may not be reserved past 10 PM Monday through Saturday, 9 PM on Sunday.

\_\_\_\_\_ Use of nails, pins, confetti, glitter and colored/powdery substances is not permitted.

\_\_\_\_\_ You must disclose if any guests attending your event will be requiring private security. This requires a separate permit and approval.

\_\_\_\_\_ Use painter's tape to place items on the wall if decorating.

\_\_\_\_\_ Refunds will not be issued. If the event is canceled, a credit will be issued for a future date.

\_\_\_\_\_ Security Damage and Trash deposit is \$500.00, at this time, we accept personal checks or money orders. The deposit will be returned after verification of the above-agreed items are met, the facility has been verified of no damage to the room, all trash has been cleared and the permittee remained within the designated time permitted.

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# ACTIVITY SALES RECEIPT

Receipt # 1904494  
Payment Date: 04/10/2023  
Household: 21968

Processed on 04/10/23 @ 1:02pm by GYM1

Total New Fees	56.34
Discount Applied	0.00
Total New Taxes	0.00
<b>Total Due</b>	<b>56.34</b>

Total Fees Paid	56.34
Total Taxes Paid	0.00
<b>Total Paid</b>	<b>56.34</b>

## Household Balance Information

Overall Household Credit Balance Available	0.00
Overall Household Balance Due	0.00

Payment of: 56.34 Made By:VISA Auth: 057362 Card#: xxxxxxxxxxxx5008 With Reference:

CYPRESS LAKES HOMEOWNERS' ASSOCIATION., INC  
P.O. BOX 8295  
Coral Springs, Fl 33075

RESOLUTION TO CHANGE PRINCIPAL OFFICE OR RESIDENT AGENT

The Officers/Directors of Cypress Lakes Homeowners' Association, Inc. organized under the laws of Florida passed the following resolution(s):

(Check applicable boxes)



The principal office is changed from: (old address)

6624 NW 48 MANOR  
CORAL SPRINGS FL 33067

to: (new address)

1071 NW 110 LN  
CORAL SPRINGS FL 33071



The name and address of the Registered Agent is changed from:

THOMPSON, DANETTE  
6624 NW 48 MANOR, CORAL SPRINGS, FL 33067

to:

NIEDZIALEK LAWRENCE  
1071 NW 110 LN, CORAL SPRINGS, FL 33071

I hereby consent to my designation in this document as Registered Agent for this entity.

LAWRENCE NIEDZIALEK  
(Print Name)

(Signature)

4/29/2023  
(Date)

Document # 756929

FEI NUMBER: 59-2140665

Entity Name: Cypress Lakes Homeowners' Assoc., Inc

I certify under penalties of perjury the foregoing is true.

Signed:

Michael Lica  
Michael Lica, (President Cypress Lakes Homeowners Association, Inc.)

Date:

4/29 20 23