

CYPRESS LAKES HOMEOWNERS' ASSOC., INC.

CORAL SPRINGS, FL 33065

MINUTES

BOARD MEETING

MULLINS HALL

10170 NW 29TH STREET

CORAL SPRINGS, FL 33065

DECEMBER 2, 2024

Call to order, Mike Lica, President, called the board meeting to order at approximately 6:08 PM.

Proof of Notice for the board meeting was posted at both the Coral Springs Drive and Atlantic entrances on November 17, 2024, at approximately 9:16 AM.

Proof of Notice Affidavit per FL Statute 720.360 is attached to this record.

Board members in Attendance:

President Mike Lica

Vice President Bob Stawicki

Treasurer Kate Burtsev

President Mike Lica affirmed a Board quorum.

President Mike Lica announced that Vice President Bob Stawicki would be filling in for Secretary Larry Niedzialek at this meeting.

Also in attendance were the Board's attorney Michael Goldstein and 10 members. Property Manager Sally, for Trident Management, was not in attendance due to schedule conflict.

The minutes for the Board Meeting for March 11, 2024 were read and President Lica motioned **(M1)** to approve. Treasurer Kate Burtsev seconded the motion. There were no questions or request to amend the minutes. Motion passed unanimously.

The minutes for the Budget Meeting on March 11, 2024 were read, and President Lica motioned **(M2)** to approve the minutes. Vice President Bob Stawicki seconded the motion. There were no questions or request to amend the minutes. Motion passed unanimously.

Electronic Voting Resolution was passed **(M3)** after gaining approval by a majority of the Board Members. The voting was as followed:

President Mike Lica-Aye

Vice President Bob Stawicki – Aye

Treasure Kate Burtsev-Aye

Collection Policy Resolution was passed **(M4)** after gaining approval by a majority of the Board Members. The voting was as followed:

President Mike Lica-Aye

Vice President Bob Stawicki – Aye

Treasure Kate Burtsev-Aye

Reserve Guidelines Resolution was passed (M5) after gaining approval by a majority of the Board Members. The voting was as followed:

President Mike Lica-Aye
Vice President Bob Stawicki – Aye
Treasure Kate Burtsev-Aye

Discussion regarding a date for the Annual Meeting maybe in February. The Board will have to clear the date with our property manager, Sally, and also Coral Springs Parks and Recreation.

The following three bids were received for a certified survey of the common areas for the Association which will include the wall. The certified survey is needed for permitting work in the common areas with the City of Coral Springs. The Board Members held a short discussion concerning the bids.

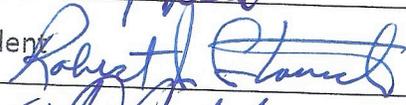
Compass Surveying \$2,600.00
Land Tec Surveying \$9,000.00
Phillips Surveying \$7,300.00

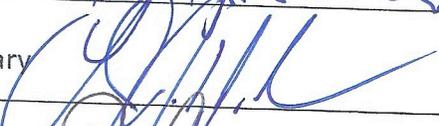
Mike motioned (M6) to accept the bid for the certified survey from Compass Surveying. Trident Management will request the contract, license, bond, and insurance before any payment is made. Voting was as follows:

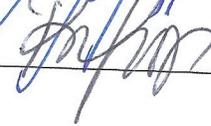
President Mike Lica-Aye
Vice President Bob Stawicki-Aye
Treasurer Kate Burtsev-Ave

At approximately 7:00 PM President Mike Lica motioned (M7) to adjourn the meeting. Treasurer Kate Burtsev seconded the motion to adjourn.

President
Signed  Date: 2/18, 2025

Vice President
Signed  Date: 12/2/24, 2025

Secretary
Signed  Date: Feb. 25, 2025

Treasurer
Signed  Date: 4/10, 2025

Director
Signed _____ Date: _____, 2025