

CYPRESS LAKES HOMEOWNERS ASSOC., INC

BUDGET MEETING MINUTES

APRIL 8, 2025

6:30 P.M.

RING CENTRAL

MEETING ID: 683469696

PASSWORD: ru3NiiuR5M

Call to Order

Olivia Niedzialek, President, called the meeting to order at 6:38 P.M.

Proof of Notice

On March 13, 2025, Mauro Villalobos for Trident Management, mailed and sent emails to all homeowners that opted in to receive. On March 14, 2025 at 4:23 P.M., Mr. Villalobos physically posted notices at both Coral Springs and Atlantic Blvd. entrances.

Board Members in Attendance:

President Olivia Niedzialek

Vice President Andrew Marin

Treasurer Kate Burtsev

Secretary Mike Lica

Mauro Villalobos, Property Manager for Trident Management was also in attendance.

Twenty-one homeowners were also in attendance.

Previous Minutes

Secretary Mike Lica provided the Board Minutes for February 18, 2025 at 8:50 P.M. via email for the board members to review. Motion (M1) to approve minutes was made by Olivia Niedzialek, President. Secretary Mike Lica seconded the motion. Motion passed unanimously.

Review and Approval of Proposed 2025 Budget

President Olivia Niedzialek announced that the numbers that were provided for the Budget Workshop in February's meeting did not include December 2024 figures,

and the board had to make adjustments before the Proposed 2025 Operating Budget was mailed out. If you attended that meeting, the numbers are not what was originally agreed on.

Olivia Niedzialek then motioned (M2) to approve the 2025 Budget. The following board members voted as followed:

Mike Lica, Secretary- yes

Kate Burtsev, Treasurer- yes

Andrew Marin, Vice President- yes

Olivia Niedzialek, President- yes

Motion passed unanimously.

The total amount due for 2025 is \$544.21 by July 1, 2025. Late fees will go into effect at 18% APR on the 2nd of July for any amount that has not been paid for 2025 budget.

This will be the last year that the Association will split the payments. The current board will follow the original documents stating the dues are paid in full on January 1st of each year.

Treasurer Kate Burtsev advised owners that if they had paid the \$306.15 for 2025, the remaining balance for 2025 would be \$238.06.

Owner Comments

Homeowners were then prompted for questions regarding explanations on line items, Trident Management's cost and what those cost(s) intel, attorney fees, CC&R committee and amending the by-laws.

President Olivia Niedzialek asked Mauro (Trident Management) the fees associated with the collection letters if the HOA or the individual homeowner was billed for those that it appears the Association as a whole was paying for everyone's late letters. Mauro advised that the late fee letters are billed to the individual homeowner(s) that are late.

President Olivia Niedzialek advised the homeowners that the meeting discussion was limited to what was posted on the agenda. Several homeowners insisted on questioning the CC&R committee and changing the rules. Olivia then advised the group that we were limited in what the Association could change due to our documents and that the attorney would have to advise. A homeowner stated that we owned the land, we should be able to do whatever. Olivia advised that they needed

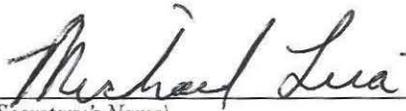
to look at the CC&R's number 23 or 24. We could not change everything, we are limited to minor changes, and could not change the original developers plans.

President Olivia Niedzialek advised the homeowners that the HOA attorney has spoken with the City of Coral Springs attorney regarding the city misinforming homeowners that Cypress Lakes is not an Association with restrictions. The Board Attorney has also spoken with the County Attorney regarding our homes not being attached to our common area deed. The Board will be having a meeting with the attorney to discuss the issues hopefully within the next two weeks.

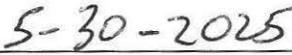
ADJOURNMENT

President Olivia Niedzialek motioned (**M3**) to adjourn the meeting. Treasurer Kate Burtsev seconded the motion, Andrew Marin Vice President and Mike Lica Secretary followed. The Budget Meeting was adjourned at 7:43 P.M.

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



(Secretary's Name)



(Date)



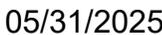
(President's Name)



(Date)



(Treasurer)



(Date)



(Vice President)



(Date)