

CYPRESS LAKES HOMEOWNERS' ASSOCIATION, INC.

BOARD MEETING

JUNE 24, 2025

7:00 P.M.

800 West Avenue Suite C-1, Miami Beach, FL 33139

& Via RingCentral

Meeting ID:489880494

PASSWORD: Qe73B6ksMV

OR

DIAL: 1 (650) 4191505

ACCESS CODE/MEETING ID:092271313

DIAL-IN PASSWORD: 9829732269

Call to Order

The meeting was called to order by Olivia Niedzialek on June 24, 2025 at 7:00 PM.

Certification of Quorum

Scott Musil, Secretary conducted roll call as follows:

Kate Burtsev, Treasurer -absent

Tulio Escobar, Director- present

Mike Lica, Director- present

Andrew Marin, Vice President- absent

Olivia Niedzialek, President -present

Scott Musil, Secretary- present

Quorum was established.

There were 11 homeowners in attendance.

Mauro Villalobos, CAM for Trident Management was also in attendance.

Proof of Notice

Notice of the meeting was sent to homeowners that had opted in on receiving emails July 25, 2025 by Trident Management. Signs with the agenda were placed at both Coral Springs Drive and Atlantic Blvd. entrances by Director Mike Lica on July 25, 2025 at 5:30 PM.

Board Rules

Olivia Niedzialek stated the rules for the meeting.

Approval of Minutes

Minutes for May 27, 2025 Board Meeting were voted to approve as follows with no corrections noted.

Mike Lica motioned to approve the minutes. Scott Musil seconded the motion.

Tulio Escobar- yes, approved.

Olivia Niedzialek- approved.

The motion passed.

Treasurer Report

Kate Burtsev was absent. Olivia Niedzialek provided some information regarding the accounts for the Association stating that at this time all the accounts are being audited. There are a number of homeowner's accounts which have discrepancies. After Olivia Niedzialek was appointed to the board in February, she noticed homeowner accounts that were not correct.

Mauro Villalobos, CAM for Trident Management provided the following balances for the accounts as follows.
Bank of America Operating Account \$2,887.44
First Citizens Account \$36,745.02
Bank of America Reserves Account \$22,838.45
First Citizens Reserve Account \$5,351.66

Olivia Niedzialek asked Mr. Villalobos if they had updated the amount and how many were in arrears. Mr. Villalobos advised that number was still in the works.

Olivia Niedzialek shared with the community that the books were not correct with the accounts and to ensure the accounts are brought up-to-date and to protect the Board and the Association from any future liability, she recommended an outside auditor. An audit is to be called by the Treasurer every fiscal year and could not provide any confirmation that it was done for the past year, there's no minutes reflecting any such call for the audit.

The issues could create an unnecessary financial hardship on homeowners and the Association as a whole, and in light of possible negative future situations that could occur, it would be prudent to have an independent audit on all accounts. The Association and the homeowners must be protected.

Olivia Niedzialek motioned to call for an independent audit by a third party and asked if the board wanted to discuss anything before they vote.

Scott Musil wanted to know what the cost would be and if we had the funds to support it, he understood the need, but questioned if we needed an outside auditor.

Olivia Niedzialek had identified 38 accounts that had issues. Our documents state we are supposed to audit every year by a third party. Olivia Niedzialek asked Mike Lica if he could verify if it had been done this past year. Mike Lica replied that it had not. Olivia Niedzialek noted that the audit was not budgeted in. Mike Lica stated that Kate Burtsev has always said we didn't need an audit. Mike Lica advised that we need to find out if the accounts are correct because there's a lot of double billing, and credits for the \$238.00. Mike Lica has the \$238.00 credit which is incorrect.

Olivia Niedzialek stated that she had done a little research on the audits and the cost range from \$3,000.00 to \$5,000.00.

Mauro Villalobos said that they would get proposals for the audit but we could not vote on it now.

Olivia Niedzialek said she knew we could not vote on it at this time, but wanted to protect the board and the Association and the homeowners, it would be in the best interest to have a third-party audit.

Olivia Niedzialek referenced an email from Jason with Trident Management dated May 30, 2025 at 8:22 am and it would be entered into the minutes for documentation for these minutes. A reimbursement from Trident where they sent out emails with erroneous amounts totaling \$4,970.00. The board put collections on hold because the collection policy was not in place. The mailing about homeowner accounts were not being sent and Trident was billing us for those letters.

Olivia Niedzialek had a conversation with Kate Burtsev regarding the billing. Kate Burtsev went in and identified \$4,970.00 in charges. Trident agreed with that amount and credited management fees for June, July, and August for 2025. Trident credited the Association a total of \$7,314.00.

Olivia Niedzialek said that she saw many discrepancies with new homeowners that had purchased and the old homeowners that had sold as almost every account is affected in that area, 38-40 accounts total that she has red flagged.

Olivia Niedzialek has asked to have a meeting with Jason, Therese, and Nina with Trident including all board members. Olivia Niedzialek has also requested a seminar with Nina regarding the monthly paperwork that comes out. Olivia Niedzialek suggested the board take corrective action and all board members learn how to read and understand the monthly reports that Trident sends out to the board every month. Olivia Niedzialek requested any other suggestions on corrections from the board members. No suggestions were offered at that time.

Mauro Villalobos advised that they would get proposals for the board and the board can have a discussion at the next meeting and go from there. This audit would be on the agenda for the month of July.

City Violations

The Board worked very hard on curing the city violation for the cleaning of the walls and mulching. The following bids were received for pressure washing the wall.

Drip Pressure Cleaning	\$ 3,000.00
	\$ 4,200.00 (add on)
Platinum 1 :	\$ 11,809.20 (front and back)
Bel Air Maintenance	\$ 1,990.80
	\$ 5,956.80 (add on)
EGU. Inc.	\$ 2,875.00
Straight Pressure Wash	\$ 6,250.00
Window Cleaning Pros	\$ 1,800.00 (lite wash no chemicals)
Vajda Enterprises	\$ 3,200.00
L&J Property Maintenance	\$ 4,800.00

The board chose Bel Air Maintenance for \$1,990.80; they completed the wall cleaning on Saturday, June 21, 2025.

There are structural issues with the wall and the back will need to be pressure washed at a later date, but for now we may be able to skip the painting. The city stated clean or paint it was not both. We would like to fix the structural issues with the wall before it is painted. When we paint the wall it will be the front and the back. We do need to clean the back of the wall, we have noticed that homeowners are not cleaning it. The board is working on getting a maintenance detail outline for the wall.

The board received two bids for the mulch as follows:

Auchter (for the entrances only)	\$ 4,800.00 (hand-lay from pallets)
Advance Mulch (for 50 yards)	\$ 2,750.00

Electrical Boxes/ Site Lights/ Pumphouse/Irrigation

Olivia Niedzialek looked through old emails from the company that originally installed the boxes Kate Burtsev called them to come out and look to try and open the permit back up and get their work approved. Olivia Niedzialek said she read the emails but never saw any follow up. This board decided the best thing to do was to get the electrical shut off before the company pressure washed the wall.

Sedlock Electrical came out and cut the power to the boxes, put on locks, and filed with the city for a new permit. Sedlock is working on a proposal for the cost to get in compliance with the city with our site lights and the electrical boxes. The boxes need to be removed off the wall and away from any items. They must have a 3-foot clearance. The site lights are not noted on any permit, and the wires running from the box to each light

are supposed to be buried. The boxes will be mounted on a stand/rack or in the ground. The board should have a proposal by the end of the month from Sedlock. Sedlock had to file for a permit before they could touch the boxes.

Olivia Niedzialek shared with the members that she could not find any permits, records, or documentation regarding the pumphouse being permitted with the City of Coral Springs. The insurance company requires permits for all electrical items. The insurance was just paid and the trip and fall only was around \$7,200.00. We have general liability, covering the internet, D&O insurance, and a few other things. Olivia Niedzialek said she would like to get all of the items permitted and help with the cost of the insurance.

Review of All Current Contracts

Olivia Niedzialek said it was customary for board members to get a cost analysis of all contracts every three years on every vendor. In 2023 Auchter, the current lawn service, was lower than the other bids. To ensure that their price is still competitive, Olivia Niedzialek recommended that they seek proposals for all vendors. The board needs to see if other vendors can provide a better service at a better discount.

Update Bank of America Accounts

Olivia Niedzialek stated that the Bank of America accounts are still open. The Board only moved funds from the Operating Account to Trident's Citizens. The Reserve Account with Bank of America is still fully intact. Kate Burtsev is the only person that has access to get the bank statements at this time. Trident Management has had some issues with getting that information at times and adding others to be allowed to download those statements to send to Trident would help with their monthly reports. Signatures need to be updated as follows.

Larry Niedzialek to be removed as check signer.

Normally, the President and Secretary go on as signature and the Treasure only has access to the bank statements which provides an oversight, checks and balances, for the non-profit corporation. Scott Musil agreed to be a signature for Bank of America.

Scott Musil motioned to add all board members to be able to download the bank statements to be able to send them to Trident if necessary.

Olivia Niedzialek reiterated that not all board members can have access to the bank statements.

Olivia Niedzialek motioned to add Scott Musil and Olivia Niedzialek to be the signatures on the accounts and add Tulio Escobar and Andrew Marin to the Bank of America accounts that will allow them via pass code to download the statements and give them to Nina with Trident to help with the end of the month reports. Mike Lica seconded the motion. The votes were as follows.

Tulio Escobar, yes

Scott Musil, yes

Mike Lica, aye

Olivia Niedzialek, yes.

The motion passed.

Structural Engineer Bids for the Wall

The wall has several places that need fixing. The City of Coral Springs told the Board back in 2023 that the board would need to get a structural engineer to give a report on their suggestions on how to fix the issues. The board would take that report and use it to get proposals from contractors to fix the issues. The survey will help in pinpointing each area that needs to be addressed.

The city arborist, Casey, came out and told Larry Niedzialek that for every tree the Association cuts down we would have to replace it with eight new trees. The board will be getting proposals from structural engineers to access the wall and provide a report on how to fix the issues.

Resolution to Republish the Declarations

Mike Lica motioned to approve the set that Jane Bolin did for us to republish our CC&Rs. This is what our CC&Rs are and this is what we are going to be enforcing because they run with the land. This is putting everyone on notice that this is our CC&R, they have not been changed, and everyone has agreed to it because you have been paying your dues. Some homeowners when they purchased did not have their CC&R's.

Scott Musil asked if this was passed would it not stop the group to discuss the rules of what we want and amendments to them that are being republished. Mike Lica said it would allow us to move forward with that, moving forward we will have to enforce it.

Olivia Niedzialek said that the first two sentences of the resolution states that the enforcement has not been consistent in the past, homeowners have done things to their home with permits and it's her opinion that it's the board's fiduciary duty to do the best that they can as the board and supply the homeowners with approval letters for work they did to their homes prior. Olivia Niedzialek said she wanted her front door approved.

Scott Musil disagreed with Olivia Niedzialek stating it was a waste of time and money and effort on everyone's part. We get the Resolution reinstated with the city and everything is grandfathered in. We need to work with the committee and understand what we are and are not going to change and go from there. That is 20 years of stuff that is not going to be valued in any way, it's a waste, and he would not agree to any of it.

Mike Lica said we could not just grandfather everything in. Our CC&Rs run with the land. Scott Musil said we could, just do it and move forward. Scott Musil suggested the board take a sweep at everything previously done and approve it and move on.

Maruo Villalobos stated that Jane Bolin had told the board that it would be on a case-by-case basis at the previous board meeting. This does not mean that everyone will get a violation for things that have been done in the past. Whatever violation may have been violated in the past the board will review it, and as a board, decide if you want to ignore it, let it be, or pursue with a violation. It is not an automatic violation. The Resolution is to establish that from this point forward these are the rules of the Association. Currently, the board cannot deny a rollercoaster being built in the backyard.

Scott Musil said that was his point from this point forward these are the rules. Going back five years on his door he's not going to do it. Olivia Niedzialek said he didn't have to, but she wanted the letter of approval. People who want the approval letter can request it.

Scott Musil clarified it was a volunteer basis that was okay, but not forcing everyone to do it. Scott Musil stated he had a job and didn't want to be issuing letters all day, it was a waste of his time, he agreed on the rules and understood why they needed to be there.

Mike Lica motioned to Republish the Resolution of the CC&Rs. Scott Musil seconded the motion. The board members voted as follows.

Mike Lica, yes.
Tulio Escobar, aye
Olivia Niedzialek, yes

The motion passed.

Appointment of Committee Members CC&R's and the Rules and Guidelines

Mauro Villalobos provided the following names that had volunteered through the portal to be on the committees.

Oscar Mederos
Einat Steinberg
Aracelis Cohen

Olivia Niedzialek provided the guide lines for the committee members. Olivia Niedzialek shared with the members that we were to have a landscaping plan for each home available to all homeowners. Mrs. Niedzialek said for the committee to look at what the city's rules are and tailor it to theirs. We could be more restrictive, but we cannot be less restrictive. The board will then present this to Jane Bolin for her review before the board acts on enforcement. The central units are not supposed to be seen from the road. The committee will give suggestions for what can be used to shield it from the road view.

Olivia Niedzialek asked if they could do a committee chat board and Mauro Villalobos advised that he could put one up for the community on the portal.

Lisa Levine also requested to be on the CC&R committee, she stated that she had sent it in to Trident Management and others were on the chat that wanted to be on the committee.

The following people also stated they wanted to be on the committee.

Liz Dase
Andres Jordan
Samantha Uribe

Andres Jordan said he had a problem because it said that you were just supposed to reply to the message, not open a ticket. When he tried to reply to the message the box that tells you to choose who to send it to would not allow you to pick anyone, it was blank.

Olivia Niedzialek confirmed there were issues because she tried to submit and it would not allow her to do so either and she called Mauro Villalobos and reported the issue. Some homeowners submitted it as a ticket and had no problems. Homeowners that tried to respond to the posting apparently could not.

Scott Musil asked who would run the committee and Olivia Niedzialek said the board did. Mauro Villalobos said there didn't have to be a head committee person but if someone wanted to step up and take that role, this is more so to help the board to review the rules. There are a total of seven people that have volunteered.

Board members need to have an open discussion, this is a team effort. The board will set out what is to be discussed. Mauro Villalobos said the committee is to help out to see what rules they want to amend, make a list of them, and the board will review them. Once the board reviews them they will be sent over to Jane Bolin for her opinion.

Olivia Niedzialek shared that there were two different tasks. One was the rules and guidelines that are afforded to the board and the other is to possibly amend/change items that the community would need to vote on which is completely different than setting the rules and guidelines.

Scott Musil said he didn't understand the rules and guidelines that Olivia Niedzialek was talking about. It's the declarations, unpaved driveways, six-foot fences, etc. that people are upset about that they want to change.

Olivia Niedzialek said you have the declarations, and then you have rules, and the rules need guidelines set up for them. Scott Musil asked for an example because it sounds like we are talking about two different things, which Olivia Niedzialek agreed.

Olivia Niedzialek referenced Page 5, Number 8 garbage containers, oil, gas tanks, air conditioners, solar systems, etc. from the Declarations (CC&R).

Section D. *The Association shall have the right to approve any specific shielding and such approval shall be binding on all persons so long as it is maintained in the condition as approved by the Association.* We have to set that guideline and it has to be posted per State Statute 720 by October 1, 2024.

The CC&R committee would offer suggestions on striking or changing the Declarations.

Olivia Niedzialek motioned that any homeowner that was not in attendance tonight and showed up later to any committee meeting be allowed to participate. Mike Lica seconded the motion.

The vote was interrupted by Samantha Uribe stating the rules should represent what the community wants.

Olivia Niedzialek requested a person or two to step forward to be the head of the committee and let the board know if there were enough people joining the meeting to participate. We needed at least three in the meeting to conduct it for that night.

Mauro Villalobos said that they didn't necessarily need anyone for the board meeting. Olivia Niedzialek corrected stating it was a committee meeting; not a board meeting. We needed a point-lead or a contact person.

Samantha Uribe asked how frequently was the committee going to meet and where.

Olivia Niedzialek said the committee would meet online through RingCentral because it had to be recorded and minutes generated.

Mauro Villalobos suggested that the committee make a list of what they wanted to discuss and do it at the board meetings. Olivia Niedzialek said not at a board meeting and not the last Tuesday of every month.

Samantha Uribe stated that Mauro Villalobos needed to be present at the committee meetings and the CC&R meetings. Samantha Uribe offered to be the lead person and needed to gauge the commitment.

Samantha Uribe said she could do the meetings on Tuesdays or Thursdays.

Andres Jordan offered to help Samantha Uribe with the committees.

Scott Musil said he didn't see why any board members had to be present nor do they need to record the meeting. They will provide recommendations to the board.

Lisa Levine said it was about transparency. There's been a huge problem in the past with transparency.

Olivia Niedzialek stated the motion was seconded to allow any homeowner that comes to the committee meetings to participate. The board members voted as follows:

Mike Lica, aye
Scott Musil, second
Tulio Escobar, aye

The motion passed.

Annual Membership Meeting August 26, 2025

Olivia Niedzialek announced that the Annual Membership /Elections is scheduled for August 26, 2025, at Cypress Hall located at 1300 Coral Springs Drive at 7:00 PM.

The first mailout went out this morning. The board did not get a chance to review it before it was mailed out. There are supposed to be six board members; not five.

Olivia Niedzialek said there were other corrections that she sent to the Board and Mauro Villalobos and asked Scott Musil, Secretary, if he had a chance to review them. Mauro Villalobos said that he only sent the election packet to Olivia Niedzialek. Olivia Niedzialek requested that Mauro Villalobos send it to all board members at this time and that she would get with Scott Musil to go over the paperwork.

Olivia Niedzialek said they were official documents and could not find where they were adopted on the record. The vote online was a 40-day and a 60-day which is a type-o that needs to be addressed. Olivia Niedzialek said she contacted Jane Bolin and asked if the ballot and the proxy needed to be adopted because they are official documents.

The next board meeting will be the last Tuesday in July.

Homeowner Comments

Lisa Levine had an issue with a pickup truck that had been parked on the road by her home under a tree since March with expired tags.

Mrs. Levine asked the board what they could do about it.

Olivia Niedzialek said she was not the first person to say something about it. It can create a hazard and we are not supposed to park on the streets. Code enforcement does selective enforcement and it could fall under the Coral Springs Police Department and any homeowner can call and report it. At this time the board cannot enforce anything because it is considered selective enforcement.

Olivia Niedzialek stated she had two homeowners state they didn't want to pay their dues anymore because the board was not enforcing. We cannot enforce it at this time because we do not have our rules and guidelines set in place.

Mike Lica suggested we direct the management company to call it in so it doesn't come from a homeowner.

Mauro Villalobos said they could send the homeowner a letter or call the police.

Mike Lica suggested that Mauro Villalobos call the City PD and report it.

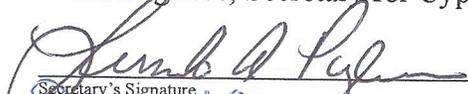
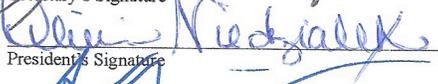
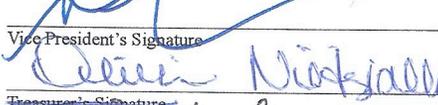
Olivia Niedzialek shared with the community that they could send complaints into the portal or at help@tridentmiami and write your complaint and you can also send pictures.

Scott Musil suggested that the homeowner call the police. Mrs. Levine stated that the police will tell the homeowner who complained and she didn't want any issues with the neighbors.

Adjournment

Olivia Niedzialek motioned to adjourn the meeting at 8:39 PM. Mike Lica seconded the motion.

Linda Pugliese, Secretary for Cypress Lakes Homeowners' Association, INC.

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Secretary's Signature	
	_____
President's Signature	
	_____
Vice-President's Signature	
	_____
Treasurer's Signature	
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Director's Signature	
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<u>December 9, 2025</u>	_____
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