CYPRESS LAKES HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING

Tuesday, September 11, 2025
7:00 PM
800 West Ave. Suite C-1
Miami Beach, FL 33139
& Via Ring Central

https://v.ringcentral.com/join/224008125?pw=514ea514a548b273e36f961eee5bf010
Meeting ID: 224008125
Password: 55X8N5GqqK
Or dial +1 (650)4191505 United States (San Mateo, CA)
Access Code/Meeting ID: 092271313
Dial in password: 9829732269

1. CALL TO ORDER

The meeting was called to order by Olivia Niedzialek at 7:00PM.

2. CERTIFICATION OF QUORUM

Scott Musil, Secretary conducted roll call as follows:
Olivia Niedzialek, President- present
Andrew Marin, Vice-President-absent entered at 7:04 PM.
Kate Burtsev, Treasurer- here
Scott Musil, Secretary-here
Mike Lica, Director- absent entered at 7:03 PM.
Tulio Escobar- present

There were 7 homeowners in attendance.
Mauro Villalobos, CAM for Trident Management was also in attendance.
Quorum was established.

3. BOARD RULES

Olivia Niedzialek, President, provided the board rules for the meeting.

4. PROOF OF NOTICE

Olivia Niedzialek, President provided the information for this meeting was sent to all homeowners that have opted in via email by Trident Management on Monday, September 8, 2025. Signs with the agenda were posted at both the Coral Springs Drive and Atlantic Blvd. entrance around 8:40 P.M. by Mike Lica, Director.

Mike Lica entered the meeting during the reading of the proof of notice at 7:03 PM.

5. APPROVAL OF MINUTES

Olivia Niedzialek shared with the community that the minutes for July 29, 2025, Board Meeting are still incomplete and had requested them to be corrected in several emails and they were also discussed at the Board Alignment meeting with board attorney Jane Bolin in her office on August 19, 2025. To-date they are still incomplete and asked Scott Musil, Secretary for Cypress Lakes Homeowners Association to please explain his reasons for not fulfilling his duties of the position that he accepted.

Andrew Marin entered the meeting at 7:04 PM.

Scott Musil, Secretary stated he had made two corrections and that Olivia Niedzialek still stated they were incomplete or incorrect and have not provided what specifically was incorrect. Olivia Niedzialek stated it is specified in the emails which includes misspelled words/names. Scott Musil said he would redo them and we could move on.

Andrew Marin stated that Scott Musil had provided four versions that Olivia Niedzialek continues to decline and stated we should make the emails public.

Olivia Niedzialek stated that she had provided highlighted areas and agreed that the emails should be public.

Liz Dase interrupted the board discussion asking if the board was serious.

Olivia Niedzialek requested Mauro Villalobos to please silence the homeowners for the board to have the discussion.

Mauro Villalobos advised he did not have the capability to do so.

Andrew Marin accused Olivia Niedzialek of attacking and being aggressive and seconded Liz Dase's statement and that Olivia Niedzialek was not aware of her tone or actions.

Olivia Niedzialek was not aggressive nor attacking to please add the address in at the top of the minutes, please correct spelling, and asked Andrew Marin if he had a problem with his name being misspelled.

Andrew Marin said it was fine as long as it represents his presence.

Olivia Niedzialek said that all names needed to be spelled correctly because those minutes would be used to change the names on the checking accounts and that board minutes were legal documents.

Andrew Marin requested the items to be highlighted and Olivia Niedzialek said that she did.

Scott Musil said he would go back and correct some of the things that had been highlighted here and try one more time.

Mike Lica also noted the word "community" was also misspelled, it's underlined in red. That is all Olivia Niedzialek is saying and asked Andrew Marin to not be so aggressive. The address is not correct.

Scott Musil requested to move on and that he would go and correct it.

6. <u>TREASURER REPORT</u>

Kate Burtsev, Treasurer provided the following information:

Currently in the Operating Account the balance is $45,695.00.

The Reserve Account is $28,969.00.

Accounts Receivable currently 16 homeowners with past due balances totaling $7,100.00.
Trident Management has resumed their collection efforts, but have generated the wrong letter, and are charging homeowners $45.00 for a demand fee. Trident is currently working on reversing the fee and once done, they

will need to issue a corrected letter. Some homeowners have already paid the fee and will receive a credit on their accounts.
Trident is making corrections to August interest fee charges which were brought to their attention on September 2, 2025.

Olivia Niedzialek asked Kate Burtsev when Trident Management credits a homeowner is she checking to ensure that the credit is not added to monies collected.

Kate Burtsev said she was checking homeowner balances to ensure they were accurate, if they are not she sends an email to Trident Management. The charge is removed entirely and has nothing to do with cash in or cash out.

7. STRUCTURAL ENGINEER

Three quotes for the structural engineer were as follows:

Muller Engineering- $2,750.00
Calac Engineering - $1,500.00
MU Engineering Inc- $1,800.00

The Board held a discussion noting several areas had separation which would require stucco work needed to be done, a footer repair, root repair, and a new section may need to be poured.

A reserve study would be part of this information the board would get to suffice the reserves being funded properly. To clarify, to properly fund your reserves a reserve study should be done and any item that would cost to replace that exceeds 10% of your annual budget should be part of the reserve study.

Olivia Niedzialek noted the wall, signs, electrical, and the pump house would need a study to properly fund the reserve account.

Andrew Marin added that the repair on the wall could be done in phases.

Olivia Niedzialek added that there are different ways to fix the wall and noted the community on the left headed towards Sawgrass Express. That community removed the wall in the spaces that had separated and used fencing with landscaping in front of the fences.

Scott Musil requested to move forward with Calc Engineering .
Olivia Niedzialek motioned to accept Calc Engineer's proposal for $1500.00. Mike Lica seconded the motion. The votes were as follows:

Andrew Maurin suggested since we were close to the end-of-the-year, that perhaps the board would consider starting next year to ensure we are not going into a negative.

Olivia Niedzialek stated we would not this part had already been budgeted.

Kate Burtsev, yes
Tulio Escobar, no. Muller would be a better option in his opinion.
Olivia Niedzialek, no, because unsure of their other prices.
Mike Lica, yes
Andrew Marin, yes
Scott Musil, yes

The motion passed to accept Calc Engineering's bid for $1,500.00.

8. ELECTRICAL

Olivia Niedzialek asked Mauro Villalobos if they had sent out any vendors for bids because the board has only got one bid to-date which is Sedlock.
Mauro Villalobos said that Sedlock is the only bid.

Mike Lica suggested the Board go ahead and cancel the meters for the lights because they are not being used, and we are paying a fee just to have them.

Mike Lica motioned to contact FP&L to remove the three meters on the wall and to leave the pump house meter. The community is paying a monthly minimum fee to have those meters that are turned off. The meters need to be removed off the wall anyways for code compliance. Olivia Niedzialek seconded the motion. The votes were as follows:

Kate Burtsev, no
Scott Musil, no
Andrew Marin, no

The motion was retracted by Mike Lica.
Andrew Marin said he would call FP&L and ask how much it will cost to remove the meters before the Board votes on removing the meters for the site lights that have been shut off and only the minimum payment is being paid on three meters.

Olivia Niedzialek stated that she numbered the meter boxes out front. Box number 4 is for the pump house. Meters that are numbered 1-3 need to be removed which are the meters for the site lights. The meters have locks on them; they are supposed to be locked at all times and she has the keys.

9. ELECTION/ANNUAL MEMBERSHIP MEETING

Olivia Niedzialek stated the election had to be canceled because the board could not agree to have a meeting and discussion regarding the postponement due to an issue that arose during the 10-signature candidate phase.

Scott Musil interrupted Olivia Niedzialek and said there was a questionable signature on a couple of the nomination lists. The person that claimed to be the owner was not there to sign. Jane Bolin confirmed that the signature was valid; the signature issue is what held up the election. There were not more people that were nominated than board positions. The two people in question were cleared and that was the reason for the delay.

Olivia Niedzialek stated the meeting had to be canceled because Board members would not meet to have a board discussion regarding the issues before the deadline which could have put the election on pause while Jane Bolin clarified the signature.

Scott Musil said it was because we were waiting on the attorney to get back to us to clarify the signature.

Olivia Niedzialek said that Jane Bolin said we needed to have a meeting prior to the actual election date and discuss the postponement.

Andrew Marin agreed that the technically required Jane Bolin's investigation.

Olivia Niedzialek agreed that it did, and should have been done in the very beginning when the signature was disqualified. We could have had the data if the Board member that denied the signature had requested the information from the homeowner instead of getting the attorney involved.

Andrew Marin and Scott Musil said that is not how it works.

Olivia Niedzialek said the homeowner could have provided the information that her mother had died and left her the executor of the estate and the owner of the house.

Olivia Niedzialek said she tried to call for the meeting and board members did not want to meet until Jane Bolin gave her findings.

Scott Musil and Andrew Marin said there was no email.

Mike Lica said there was an email and Scott Musil said he wanted to wait until there is a determination from Jane Bolin. The Annual Meeting /Election was canceled and now we have to start all over.

Scott Musil said we did not have to start all over, there's no new board nominations, all that was done was to clarify the existing ones are there.

Olivia Niedzialek stated the meeting was not postponed, it had to be canceled.

Both Scott Musil and Andrew Marin wanted to know what the difference was and what were the steps.

Olivia Niedzialek stated that we have to get a new date, because the date for the election had already passed and we did not have a board meeting to postpone it.

Scott Musil said we were waiting on the decision from the attorney and that we were to have an emergency meeting to figure out how to do it and move forward.

Olivia Niedzialek explained that Jane Bolin said we needed to have a meeting with a 48-hour notice and discuss how we were going to proceed before the election comes due. The board did not do that because board members wanted to wait until Jane Bolin gave her findings. The board did not get the information from Jane until after the date of the election.

Andrew Marin stated that Jane Bolin said we were to have a meeting 48-hours after she gave us the findings and then acknowledged the homeowner Linda Pugliese and apologized for the mess the signature has caused. Linda Pugliese had given the information to the prior management company and should have never been put through the stress. The matter only took a little work to verify.

Olivia Niedzialek said this could have been handled a lot differently than what transpired. Olivia Niedzialek had to remove herself from the situation because she was one of the four people that had submitted Mrs. Pugliese's signature. Two candidates were disqualified because of her signature while another was stated in writing that her signature was legal. Another candidate who also had her signature was disqualified because it was not received in time. Olivia Niedzialek stated she shared Linda Pugliese and Mauro Villalobos' number because Trident Management had tried to help in the matter.

Mike Lica clarified that the board was also to discuss Tulio Escobar's 10-signature page not being received when transmitted.

Scott Musil agreed that we did discuss it with Jane Bolin.

Mike Lica acknowledged the meeting was canceled and that the Board needed to start all over again with the election.

Scott Musil disagreed stating the election starts over but not the nominations.

Mike Lica asked Mauro Villalobos what was his opinion on the matter; he is the expert on this.

Mauro Villalobos said the Board will need to start the whole process over again from scratch. Getting a new date, sending out a 60-day notice, and collecting the nominations again. Basically, starting the whole process over again.

Scott Musil asked if it was Florida law. Olivia Niedzialek and Tulio Escobar both said it was.

Olivia Niedzialek said the week of Thanksgiving would give us enough time, but asked if December 2, 2025 was amendable for everyone at Mullins Hall at the Orchid Park location. Olivia Niedzialek said she would call Mauro Villalobos in the morning to confirm that date after she spoke with the City Park.

Scott Musil said that the Board would not hold the election on Thanksgiving week. On school holidays they have been taking off longer. The whole week of Thanksgiving and due back on the 6th of January which he believed would violate other people's vacations and to make sure we get it correct.

Olivia Niedzialek questioned other people's vacations.

Scott Musil stated that people travel on Thanksgiving and that was the reason we are not doing it on Thanksgiving. They are back on the 2nd, sorry he was wanting to confirm that with another unknown person that was also talking. People with kids care that they may go out of town which is the reason for his concern.

Olivia Niedzialek restated that it was the week after Thanksgiving; not Thanksgiving week.

Scott Musil understood, but did not know the school's holiday and if it was extended to go beyond the date. It was changed and he wanted clarification, to verify it. And added that there was a motion on the floor and asked if Olivia Niedzialek made a motion or was suggesting a motion.

Mike Lica stated if it was a motion he would second it for December 2, 2025. The votes were as follows:

Andrew Marin, yes

Tulio Escobar stated he would be out-of-the-country but could attend online.

Olivia Niedzialek asked Mauro Villalobos if the Annual Membership meeting would be on line and in person.

Mauro Villalobos did not think Wi-Fi would be available in the meeting rooms unless someone had a hotspot, it would only be an in-person meeting. Approving electronic voting would make it easier.

Scott Musil, Secretary interrupted and stated a motion was on the floor.

Scott Musil asked Kate Burtsev what was her vote for the motion.

Kate Burtsev stated December 2nd was fine but was concerned with the mailing notices and we are still waiting on his response for the prior 60-day notice.

Scott Musil interrupted and requested that Kate Burtsev to please wait on her response and asked Olivia Niedzialek if she officially made the motion or was it him.

Olivia Niedzialek motioned to hold the Annual Membership/Election on December 2, 2025 and then people talked about being out of school.

Andrew Marin interrupted and stated he said yes.
Scott Musil, yes
Kate Burtsev, yes

Scott Musil, Secretary stated the vote was unanimous and the motion passed and they could talk about the other stuff.
The Motion failed.

Tulio Escobar advised he had stated yes as well but Scott Musil did state.
Olivia Niedzialek stated the motion passed to hold the Membership/ Election on December 2, 2025.

Scott Musil prompted Kate Burtsev to continue about the mailings.

Kate Burtsev questioned the July meeting where Olivia Niedzialek questioned Mauro Villalobos about the duplicate mailing of the Election notice and the charge of the invoice.

Mauro Villalobos interrupted Kate Burtsev and stated that we would not be double charged.

Olivia Niedzialek stated that there has not been a credit given back for the double billing at that time. It is an automatic deduction that Trident Management does without board approval.

Olivia Niedzialek and Kate Burtsev both agreed that no credit had been issued at that time for the double billing.

Olivia Niedzialek added that the deduction that Trident Management does is without Board approval.

Kate Burtsev added that it was because Trident Management was not currently charging a monthly fee so Trident Management is unable to credit anything until they resume the monthly charges and reduce the invoice by the amount that is credited to us.

Olivia Niedzialek stated the credit was for three months and would resume billing in October.

10. CC&R COMMITTEE Olivia Niedzialek asked if the Committee had anything to report at this time. Samantha Uribe stated she did not have anything to report at this time. She was told to hold off until after the elections.

Olivia Niedzialek and Mike Lica both stated that they had not heard that.
Scott Musil said it was fine. A mistake was made and they needed to go ahead and move forward with it.

Olivia Niedzialek asked Samantha Uribe where she heard that from.

Samantha Uribe apologized, and noted it was just the impression that she was under and apologized. She was happy to reach out. Andres Jordan and Samantha Uribe were to partner on this.

Andrew Marin interrupted and stated they could have more communication guidance from us and apologized that it may have not been clear. Mr. Marin made efforts but would not say he made the greatest effort to get the committee going and communicate. From this point on, Andres Jordan and Samantha Uribe could get together and pick a date for their first meeting. Andrew Marin stated he sent an email suggestion for the first meeting date and how to establish the committee. The word needs to be gotten out to the community and participate to influence how they want to be governed by the HOA. If they want to be strictly governed or loosely governed. This one forum will funnel to the Board that will enact changes he suggested the community wanted. Mr. Marin apologized that there were no clear directions and accepted responsibility. They need to get a date together and email it to Mauro Villalobos at help@trident. Mauro Villalobos will have to announce the date and give Ring Central access so anyone can participate virtually. You will need to set your Agenda which will be announced 48-hours prior and move forward there with monthly meetings. His suggestion at the conclusion of the meetings is to set the goals for the members for the work to be done between meetings and the agenda for the following meeting which he believes would be efficient.

Samanth Uribe apologized it was a misconception on her part and would start right away. The election was happening, since it is now delayed she requested clarification if a member of the Board needs to be present and involved with the committee or is it separate from the Board.

Andrew Marin stated in legal terms which sound terrible Board members can be present but cannot be part of the Committee.

Olivia Niedzialek noted that family members of any Board member cannot be on the committee.

Scott Musil questioned that because you can have your spouse run as a Board member but cannot be on the committee.

Andrew Marin stated that was a good point.

Olivia Niedzialek told them to inquire that with the State, it was a state rule.
Scott Musil asked where the rule is.
Andrew Marin asked if Olivia Niedzialek asked if she knew it was a fact.
Olivia Niedzialek stated she was 100% positive.
Andrew Marin again asked if she was for sure it was a fact.
Scott Musil said he was doing a search on restarting the whole thing and it is not true either according to the internet but he didn't know.

Andrew Marin suggested the Board get clarification on that.
Samantha Uribe stated she is not on the Board and does not have a spouse so it was not an issue for her.

Olivia Niedzialek shared that a Board meeting was scheduled on the 30th and asked Mauro Villalobos if he sent out an email to the Committee and did not get a response.

Mauro Villalobos stated he did send an email a while ago.

Andrew Marin interrupted and stated there was a miscommunication or misperception of the situation and they were resolving it now.

Olivia Niedzialek asked Mauro Villalobos to share with the community where it is posted at.

Samanth Uribe said she had seen emails from Andrew Marin regarding this because he sent notes and suggestions, but apologized that she did not recall receiving an email from Mauro Villalobos but may have overlooked it because it was not a personal email.

Olivia Niedzialek said it should be where homeowners get their notice for board meetings; it should have been in that downline. Olivia Niedzialek is not saying she did or did not get it, but was looking for clarification. Olivia Niedzialek asked Mauro Villalobos the date he sent that email.

Andrew Marin asked Mauro Villalobos to resend the email as a test and copy the Board to follow up to ensure the messages are going through.

Olivia Niedzialek stated they were supposed to be on the Dashboard.

Mauro Villalobos asked if it was for the Committee meeting and would be posted just like a Board Meeting notice. To give him a date he would handle that aspect for us.

Olivia Niedzialek said that Samanth Uribe and Andres Jordan needed to get the date set and to follow up with the Board on the 30th or at the next Board Meeting.

Samantha Uribe said she would coordinate within the next week.

11. EXECUTIVE SESSION for BOARD of DIRECTORS

Olivia Niedzialek referenced the June and July Board meetings stating she had issues with homeowner accounts regarding charges and balances. When the Board had a meeting with Jane Bolin on August 19, 2025, the question was asked to Jane Bolin who was responsible for the correct balance on homeowner accounts. Jane Bolin said it was the Board's responsibility. Olivia Niedzialek stated that she would request again for the Board to go into Executive Session to discuss homeowner accounts in private with certain names. Since it is sensitive information pertaining to individual accounts and their balance it is a privacy issue and still feels the need to go into Executive Session.

Mike Lica asked if we needed to set a date or make a motion.
Olivia Niedzialek said make a motion and see how it goes.

Mike Lica motioned to vote on whether to have an Executive session or not to review the homeowner's accounts.

Andrew Marin interrupted Mike Lica stating he needed to leave the meeting due to a family emergency.
Andrew Marin left the meeting at 8:23 PM.

Scott Musil seconded the motion. The votes were as follows:
Tulio Escobar, yes

Kate Burtsev suggested getting with Trident first for the training so Nina could explain about homeowner balances before we get to executive session and discuss it. Nina would be explaining how credit and debits work. Kate Burtsev stated her current capacity for now and went through her current review procedures and votes no. She believes board members should understand how it works before going into Executive Session before discussing anything.
Olivia Niedzialek, yes
Motion failed.

Olivia Niedzialek noted that in 2024 the Budget was $612.29.
Scott Musil asked if this was on the agenda.
Mike Lica said that was correct.
Kate Burtsev asked Mauro Villalobos to pull up the 2024 Budget.
Scott Musil interrupted and questioned what did it have to do with the Executive Board Session.
Olivia Niedzialek asked Scott Musil to please let her finish.
Scott Musil interrupted again stating he was trying to find out by asking.
Olivia Niedzialek stated if she was correct the $612.29 was divided in half. One payment should have been $306.14 on one and $306.15 on the other. By her calculations this created a .01 overage on every account for 2024.
Mike Lica agreed with Olivia Niedzialek.
Olivia Niedzialek wanted on record that everyone overpaid by a penny by her calculations. The Board needs to have a discussion on how it will be addressed at the next meeting.

Kate Burtsev referenced the screen which showed the 2024 Budget that reflected $612.29. Kate Burtsev did not understand that homeowners were billed a split payment of the total $612.29 which was inaccurately calculated to $306.15 twice. Kate Burtsev requested time to check the billing.

Olivia Niedzialek shared with the community that as a non-profit it created an accounting error which set off a snowball-effect error. Olivia Niedzialek said she had problems trying to make the account balances since she came on the board.
Olivia Niedzialek also noted that paying by debit card, the fee is determined on how much you pay and asked Kate Burtsev if that was correct.
Kate Burtsev did not answer.
Olivia Niedzialek stated this was one of the reasons she wanted to go into Executive Session to show her payments and how it was credited to her personal account and the fee charge. There is a discrepancy.
Kate Burtsev did not know how much the fees were and that Mauro Villalobos should advise the Board.
Kate Burtsev stated that the Trident Accounting Department should be involved.
Olivia Niedzialek stated they should but all board members should be involved so we all understand what is going on with the system.
Mike Lica asked if Trident was going to set up a meeting with us. Do they have a date for the meeting?

Olivia Niedzialek said that Nina had suggested a course on their monthly reports a while back. Some Board members were not happy with the suggested course, therefore Olivia Niedzialek did not schedule that suggested course.
As Jane Bolin told the Board, Olivia Niedzialek could not make any Board member attend that course, it was volunteer and if you did not want to do it Olivia Niedzialek could not mandate it.

12. DISCUSSION of MANAGEMENT BIDS

Olivia Niedzialek shared that the following companies had submitted proposals for managing the HOA. Kate Burtsev provided the name and how much each bid was as follows:

All County	$1,875.00 monthly fee.
Royale	$2,000.00 monthly fee.
Joyful Homes	$1,546.00 monthly fee.
NGMA	$2,993.00 monthly fee.
First Service Residential	$2,339.00 monthly fee.
J&L Management	$1,885.00 monthly fee.
Property Keepers	$1,500.00 monthly fee.
Hawk-Eye	$2,425.00 monthly fees.

*The monthly fees do not include other add on fees subject to day-to-day business.

Kate Burtsev did not note Trident Management's proposal which is currently $2,400.00 per month.
Kate Burtsev stated she would not.
Scott Musil asked what our current monthly fees were with Trident Management.
Kate Burtsev responded at $2,500.00 per month.

The Board discussed the various fees associated with each management company.

Olivia Niedzialek spoke with several companies in length and provided a more detailed cost analysis that the Board needed to take into consideration when choosing a management company. Some of the companies charge for items and some companies do not. The fees varied on each item noted in their proposals.

Kate Burtsev suggested we have a discussion and make a move.
Scott Musil agreed we needed to make a move and the Board needed to get more information about the fees associated with each company and make sure we are accounting for that.

Olivia Niedzialek said the ARC request fees could get costly for homeowners and did not want our homeowners paying those fees for items that needed board approval.

Scott Musil said hopefully our community decides not to do that and we would not have to worry about it. To eliminate the need for an ARC to follow the City of Coral Springs and we don't have to do the ARC. The whole thing with the CC&R Committee is to come up with that level of amendments. If you do that there is no need for an ARC. Scott Musil believes nobody wants that in the community. Let them decide to make that amendment.

Olivia Niedzialek asked what amendment Scott Musil was referring to.

Scott Musil said to change the amendments on the fences, driveways, mailboxes, whatever. Change it to reference Coral Springs City Code then there would be no need to have an ARC Committee for any structural items they will go directly to the Coral Springs City.

Olivia Niedzialek shared with the community, Jane Bolin has told the Board if it is our rule and the City rule we have to enforce first we cannot default to the City.

Scott Musil stated if we change the amendment we could do that it was 100% legal.

Olivia Niedzialek asked Scott Musil to clarify.

Scott Musil said instead of stating the fence is 5 ft. or 6 ft. amend it to state follow the City of Coral Springs City Code, it's simple.

Olivia Niedzialek stated that we would still have to enforce the City of Coral Springs rules.

Scott Musil agreed and stated that we would call up the city and tell them to come and check out this homeowner. We could make it simple. We do not need to run around fining people; this is the whole point of the CC&R.

Olivia Niedzialek said she was not even going to discuss fines because she did not want to do them. As Jane Bolin has stated we do not need a fining committee.

Scott Musil said we did not need an ARC committee either.

Olivia Niedzialek agreed we did not need to have an ARC committee.

Kate Burtsev asked what we needed at the next board meeting to make a decision with those management companies.

Scott Musil suggested for the last few to make sure what the fees are per month total. The rate that they sell us looks at the additional fees that are coming out in the fine print like, the web site support cost if it is included or in addition to. The Board needs a clear picture of the total cost with each management company.

Olivia Niedzialek motioned for each Board member to choose three based on what each looked at considering the cost and the services they provide. Each Board member will state each company they have chosen and eliminate the others.
Olivia Niedzialek also requested that Kate Burtsev please not send any more contracts for Jane Bolin to review because the Board should have eliminated them before Jane Bolin was sent any contracts. Olivia Niedzialek noted that one contract was sent to Jane Bolin that she would not have considered and we should not be spending money until the Board agrees which contracts are being considered.

Kate Burtsev stated that Olivia Niedzialek was sitting next to her in the meeting with Jane Bolin and that Jane Bolin said to just send her the contracts to her for review.

Olivia Niedzialek corrected Kate Burtsev and stated that Jane Bolin said when the Board sits down and agrees she would be happy to look over the contracts. The Board is just now having a meeting to talk about the contracts.

Andrew Marin stated he recalled the same way Kate Burtsev has stated.

Olivia Niedzialek again stated the names of the ones the Board agreed with.

Scott Musil said no, the ones that the Board is looking at she could help eliminate.

Olivia Niedzialek agreed with the ones we are looking at.

Mike Lica said the Board could eliminate some on our own. The ones that are $10,000.00 a month we would not send that to her. Mike Lica said there was one he would never send to her to review because it was too much money.

Andrew Marin stated we were way off the motion. That we were so far off the motion.

Olivia Niedzialek clarified that she was making a motion that Kate Burtsev was not to send anything else to Jane Bolin until the Board gets it narrowed down. This is what was done with the last Board.

Kate Burtsev said that was fine and to move on.
Andrew Marin said the motion was to narrow it down to three and it was a moot point.

Scott Musil noted that Kate Burtsev seconded the motion and then voted yes.
Scott Musil asked Mike Lica for his vote.

Mike Lica, yes
Andrew Marin, yes
Tulio Escobar, yes
The motion passed.

13. ARC REQUEST

Olivia Niedzialek noted this was the first ARC request the Board has had since the Board passed the Notice to Republish the Resolution. The ARC is pending for a Board member. The request is for a 6ft. wooden fence. Olivia Niedzialek asked Mauro Villalobos to verify if the $50.00 fee was paid.
Mauro Villalobos stated it was paid.
Olivia Niedzialek noted that the owner had requested a 6ft. wooden fence, but per the guidelines, the owner did not provide the length, type, design, composition, material and location which would also require a survey and asked Mauro Villalobos if that was submitted.
Mauro Villalobos said it was not.

Scott Musil asked if it was part of the restrictions.

Olivia Niedzialek noted that it was part of our restrictions.

Scott Musil said that we were not enforcing any of the restrictions until we have a committee vote and at this point it would be moot.

Olivia Niedzialek chuckled and told Scott Musil that was not how it worked.

Scott Musil said it was. There was a motion and we agreed as a Board we are not enforcing any of the resolutions until we have the feedback from the CC&R Committee to advise what they want to change and how they want to change it. And asked what part of that was confusing because it is that simple.

Mike Lica and Andrew Marin both talked at the same time and their statements were not clear to write out.

Andrew Marin continued with the homeowner requesting approval of a fence that was approved and installed by a previous board. The work has been completed for years. They are requesting the ARC request because they are in fear the Board may come after her fence because it's a material assignment in the Declaration even though it was previously approved and installed, permitted- everything done the right way. We cannot make this homeowner go back and get a new survey, a new measurement, that is not right.

Andrew Marin motioned to allow them.

Olivia Niedzialek added that it did not state in her ARC request that it was a pre-existing fence.
Andrew Marin interrupted and disagreed.
If it is a pre-existing fence all Kate Burtsev needs to provide is submit the paperwork that was submitted to the city.

Andrew Marin interrupted Olivia Niedzialek to state that he disagreed and it was a great exercise for everyone in the community that was approved by a previous board and the city to be installed.

Kate Burtsev interrupted to thank Andrew Marin.

Andrew Marin continued this was a great example of how this Board is going to handle all the homeowner's situations. So, we are going to make every single homeowner go through stress and trouble by digging up old documents or paying more money to present.

Andrew Marin motioned to allow the homeowner the ARC request.

Olivia Niedzialek stated that Jane Bolin said it would be on a case-by-case basis.

Mike Lica and Mauro Villalobos agreed with Olivia Niedzialek.

Andrew Marin requested again to make a motion.

Kate Burtsev interrupted stating the case-by-case basis with Jane Bolin we would pay a fortune for her to review all of this and increase our assessments.
Andrew Marin interrupted again stating he wanted to make a motion during discussion.

Kate Burtsev continued that this will be very, very expensive.

Andrew Marin kept interrupting Board discussion requesting a motion.

Olivia Niedzialek said Jane Bolin said it was a case-by-case basis with the Board; not with her.

Kate Burtsev said it is not that Jane Bolin decides it's a Board decision. Jane Bolin does not tell us what to do, she guides us. Kate Burtsev noted a prior email from Jane Bolin stating that the Board is the one who decides how to enforce, whether to enforce the restrictions. That's in her email. Kate Burtsev added that Olivia Niedzialek had stated in a previous board meeting that the door that she designed she did not want to have to rip it out.

Andrew Marin continued to interrupt Board discussion requesting a motion.

Olivia Niedzialek stated she had not submitted anything because she understood everything was on hold. Kate Burtsev submitted an ARC and Olivia Niedzialek thought it was for a new fence. Olivia Niedzialek did not understand that it was for an old fence; she understood that Kate Burtsev was going to redo her fence.

Kate Burtsev interrupted Olivia Niedzialek and said we still do not enforce the Restrictions. In the July meeting the Board approved the motion not to enforce. That would be for new additions to wooden fences. Any homeowner that had previously done work that was not previously approved how would the Board handle it and wanted to know Olivia Niedzialek's vision because she still does not understand.

Olivia Niedzialek said the Board would have to call a meeting on a case-by-case basis as Jane Bolin has stated.

Kate Burtsev asked if a neighbor wanted to install a new wooden fence; they submitted the request to the ARC Committee tomorrow.

Olivia Niedzialek asked to clarify if it is a new fence or a pre-existing fence.

Kate Burtsev said both.

Olivia Niedzialek noted that a new fence is handled differently than a pre-existing fence.

Kate Burtsev asked how the Board would handle a new fence request.

Olivia Niedzialek explained that a request for a new installed fence, per Jane Bolin's email, the purpose of the Resolution was to put owners on notice that restrictions would be enforced moving forward so there was no argument for a waiver. Olivia Niedzialek stated she was wanting to issue letters of approval; not a waiver.

Adrew Marin interrupted Olivia Niedzialek requesting a motion to approve Kate Burtsev's ARC request.

Kate Burtsev added that we had a motion that was put on hold due to enforcement.

Scott Musil interrupted and said the restrictions are on hold.

Andrew Marin said he believed the Board could because it was already previously disclosed to the previous board as well as the City and this a great example of how we are going to handle all homeowners that have the similar situation. The Board needs to show compassion and the due diligence was done in the past. Andrew Marin moved to approve the ARC request.

Mike Lica stated that the Board still needed the information and should be easy to provide if it was permitted the copy can be obtained at the city. If you got a permit you will need to submit that paperwork it should be easy to provide.

Olivia Niedzialek said she would submit the paperwork for her door so everyone would know how to do it correctly.

Andrew Marin stated he deemed this inappropriate and that Olivia Niedzialek as the President is denying the motion.

Olivia Niedzialek asked Andrew Marin if he was suggesting to give special consideration to someone because they are a board member. To approve something without the proper documentation and would be wrong for anyone and especially if they are a Board member.

Andrew Marin said that false accusations, drama, and conspiracy theories were not abnormal for Olivia Niedzialek.

Mike Lica advised it was easy to get the permit paperwork.

Andrew Marin said that the community understands that this was Olivia Niedzialek and that when you go to do your vote for the election realize this is who you are voting for. If you vote for Olivia, you are voting for someone that is going to put homeowners through turmoil and added that Mike Lica was also bending the rules as well because he has privacy screening on your fence that you are not allowed to have. Andrew Marin also noted that Olivia Niedzialek got on to a neighbor about their fence.

Mike Lica told Andrew Marin that that was enough harassment to knock it off and that he had a chain link fence and was violated by the city and he corrected the violation.

Olivia Niedzialek stated she only said something to one neighbor about it because the city hit Mike Lica with a violation. It was not the HOA that did it, it was the city that gave the violation.

Mike Lica asked Andrew Marin if he was the one that called the city and reported the fence and then asked Kate Burtsev if she had gotten the fence permitted.

Kate Burtsev said that she had.

Mike Lica asked for a copy of it so it can be put on record.

Kate Burtsev said that was not the point. The point is in July the Board approved a motion not to enforce.

Olivia Niedzialek said the Board could not give special consideration and must be filed with the Board correctly.

Kate Burtsev said she was not asking for special consideration, she submitted the ARC request for the Board to review for approval or denial.

Olivia Niedzialek noted that the Board cannot approve the request until the information is submitted.

Andrew Marin asked if the documentation was not submitted what would be the course of action and added that Mike Lica just said he would persuade violations until foreclosure on homeowners.

Mike Lica asked if Kate Burtsev just said she had the documentation so what is the argument.

Andrew Marin re-stated that Mike Lica said he would foreclose on someone's house because of a violation considering their fence at Jane Bolin's office.

A heated discussion ensued with many Board Members talking over each other.
Olivia Niedzialek said that Andrew Marin needed to stop saying stuff that people did not say and that Andrew Marin even did it in Jane Bolin's office saying Jane said stuff that was not true.

Scott Musil asked to move on.

Olivia Niedzialek said what was misleading is when you tell homeowners that we can vote everything out and fall under the city. Jane Bolin has already made it very clear that we could not do that.

Scott Musil said we could do it, it can happen with an amendment.

Mike Lica said he guaranteed we could not, it would not happen, we would not get the votes.

Scott Musil said that was Mike Lica's opinion, and if they would just listen, this was the plan. We are not taking away the rules. We are going to re-establish all the restrictions and all the rules. All we are doing is making amendments to the existing rules. Jane Bolin did not say we could not do that, it's legal we can change all of our documents. We would need to get the neighborhood to vote on it.

Mike Lica said that was absolutely wrong, you could not change everything and that they did not understand it.

Olivia Niedzialek agreed with Mike Lica stating that Jane Bolin said we could not change everything.

Scott Musil said that they could be amended, the existing rules would be amended.

Mike Lica said to get the committee going and let us see what wants to be changed and we will send it to Jane Bolin for her review. It's been two months.

Scott Musil said they have had two years to try and fix this.

Kate Burtsev said she would submit the required documentation and requested to be treated as we would any other homeowner; she would be the guinea pig. At the next meeting she would share what happened.

Olivia Niedzialek said they would need to have a board meeting to discuss it. Olivia Niedzialek did not understand that the Board was going to be doing this right away. It was Olivia's understanding that they would wait until the committee made suggestions, the community voted on it, and then we would do this and asked if she was sure if this is what she wanted to do at this time.

Kate Burtsev said that Olivia Niedzialek provided a misleading message to homeowners in the June meeting when gave an example of your designed door.

Olivia Niedzialek said she had not submitted anything about her door.
Kate Burtsev said that Olivia Niedzialek explicitly recommended for the Association to give an approval that goes along with the house for prior work that was performed and said you would submit your stuff for approval and did not specify anything past the Resolution.

Olivia Niedzialek restated that she understood that we were going to wait until the committee and we voted before we did this.

Tulio Escobar said he had not seen any request from Olivia Niedzialek.

Kate Burtsev said she was not talking about her request, she was talking about her recommendation in the June meeting.

Tulio Escobar asked for the Board to calm down and be more professional. We are not trying to change the rules, the rules are there and suggested all wooden fences be painted white and would look better for aesthetics.

Olivia Niedzialek said she did not want to limit paint colors which would cause more enforcement and make our homes look more alike. It was suggested that we pick seven (7) colors and Olivia Niedzialek said absolutely not she did not want to limit the community to a few paint colors.

Andrew Marin said we were only 6 and our opinion should not matter. Coral Springs has high standards and would not allow it.

Scott Musil wanted to know where this was coming from. We follow Coral Springs code and not limit anybody, simple, no enforcement.

Andrew Marin said we would be ignorant to not listen to the committee. To let the committee do their work.

Mike Lica said the committee made suggestions.

Andrew Marin said they make the decision on what they suggest to us and we will consider it, it would be crazy if we don't pass those suggestions.

Mike Lica said the committees' suggestions will be sent to the attorney and she will let the Board know what we can and cannot change and is looking forward to the committee's report.

Olivia Niedzialek stated the Board is noting that we are waiting for more information on her ARC request.
Olivia Niedzialek asked Kate Burtsev to pull the information they submitted to the city on the fence and send that in under the documents.

Kate Burtsev said she had everything.

Olivia Niedzilek said she would do one for her front door and they would be the guinea pigs.

Olivia Niedialek asked to move on to the next item.

Andrew Marin said he had a motion and wanted to continue with his motion and requested a second.

Scot Musil asked Andrew Marin to resend his motion to approve Kate Burtsev's ARC request.

Andrew Marin asked Kate Burtsev to second his motion.
Scott Musil seconded the motion to approve Kate Burtsev's request.

Olivia Niedzialek advised that Kate Burtsev could not vote because this is for her.

Olivia Niedzialek polled the Board members as follows:

Mike Lica, no
Tulio Escobar, yes
Olivia Niedzialek, no pending further information to ensure the policy and procedures are being followed.

Kate Burtsev asked if the Board needed to get legal opinion on how to handle past non-submissions that will come from the homeowner's that we are going to review now.

Mike Lica didn't think we needed to ask Jane Bolin anything because she will cost us money and you guys want to ask her a million questions on everything. If Kate Burtsev will submit the survey and all the other information and it looks fine then there's nothing to say about it.

Dawn Musil interrupted the Board discussion and stated the minutes will reflect that it passes.

Scott Musil said Kate Burtsev could send in the information but the motion passed.

The motion failed to approve Kate Burtsev's ARC request without any information.

13) COURTESY FEE WAIVER

Olivia Niedzialek stated that a homeowner owed some money and then the $238.06 was removed from all accounts. During that reversal, the monthly invoice was generated and the $238.06 did not reflect on the invoice that was sent. The homeowner paid sixty something balance that was due and left her a zero balance which was incorrect. The next letter the homeowner received was a demand letter which included a $45.00 fee. They did not get a Friendly Reminder for $238.06. Olivia Niedzialek sent a letter in writing to Nina to waive the fee. Olivia Niedzialek explained it to Nina in a phone call and the $45.00 demand letter fees were removed on all accounts. Olivia Niedzialek asked the board to please watch how these fees are being charged and we also need to do something about those background checks that she wants to discuss in the Executive Session with the board.

Kate Burtsev said that no homeowner should have been charged the $45.00 Demand Letter Fee and all were reversed except for seven that will be reversed this week. Kate Burtsev said it was reversed because of Trident's oversight, not the waiver. No homeowner was to be charged the $45.00 fee in the past or now and all were reversed.

Olivia Niedzialek said they never billed with the initial $238.06 to begin with.

14. AUCHTER

Olivia Niedzialek has called Auchter and left a message requesting a copy of the contract. Olivia Niedzialek will generate a board email tomorrow and discuss what needs to be in the email.

Olivia Niedzialek asked Mauro Villalobos if they received the contract when they asked for it.
Mauro Villalobos said they could not get a response from them.
Olivia Niedialek said she could not get a response either.

Olivia Niedzialek stated that the Board had gotten other bids for the common area and that Auchter came in a lot cheaper than the other bids that were submitted.

Mike Lica agreed and said that Auchter was at least half of what the other two were.

Olivia Niedzialek shared that a Board member denied the payment of the invoice this month because they were waiting on the auto renewal contract and advised that Board member to please not do that again because denying payment of services could knock us out of that contract. Before you make a statement in writing not to pay someone it needs to be a Board discussion before it is done.

Olivia Niedzialek and Mike Lica discussed the payment being sent before services are rendered and that is not normal procedure. Olivia Niedzialek said she pays her lawn care before service is completed.

Mike Lica said commercials are always after services are rendered.

There was a 3% increase. Mike Lica did not sign a renewal. The only contract signed is for 2023.

Mike Lica shared that Auchter failed to cut the grass from the sidewalk to the road for a month.

Olivia Niedzialek said she called and left a message asking why they did not mow to the road but never got an answer. Auchter did come back and cut. It is not our property but the City says we have to maintain the road just like we do in our homes. Homeowners must maintain the lawn to the road, and if you live on the water you must maintain to the water's edge.

15. OWNER COMMENTS

Eniat Steinberg asked if we could do solar lights instead of electricity.

Olivia Niedzialek said the electricians were looking to see what kind of lighting was required at the entrances. The entrances fall under commercial zoning and the solar light suggestion is being asked.

Mrs. Nemith asked if there was another charge to reinstall the meters when that time comes.

Olivia Niedzialek was sure that FP&L would charge us for new meters. The current meters are cut off because they were not permitted and they do not meet code. When they were shut off one of the boxes poured water out of it when they opened it up.

The Board made the decision to cut the power before the wall was pressure washed because of safety concerns.

The new meters will be put on a stand, lines need to be buried and there must be 3- or 4-feet clearance in front of the meter.

The Association is paying a monthly fee for the meters although they are not on.

Olivia Niedzialek noticed Linda Pugliese's written statement and allowed her to speak regarding her signature dispute by Scott Musil and Andrew Marin.

Linda Pugliese had said pretty much what she wanted, but added that she would be having a private meeting with one board member. The Board member that was throwing her name around the most has had no apology.

Mrs. Pugliese introduced herself to Mauro Villalobos, CAM, stating she had left him several voice mails but he could not be bothered to return her call.

Maruo Villalobos, CAM, stated he did not have any voicemails from Mrs. Pugliese and apologized.

Mrs. Pugliese said that was not true. She left two voice mails and also a voice mail for the person that was covering for you because he was out of the office.

Mauro Villalobos said he would look into what happened.

Linda Pugliese said she was told by the attorney that Mauro Villalobos was advised not to return her call and this would have been resolved much sooner if he had returned her call.
The Association hired Trident Management for the homeowners and they should call homeowners back.

Mauro Villalobos did not know who brought that up; he was not advised not to.

Linda Pugliese said she understood what happened here especially after just watching what went on in this meeting.
Olivia Niedzialek acknowledged that Linda Pugliese said she was going to run for the board and that she would be happy to sign, and apologized for what happened. There was never a problem. It is unfortunate that some people that had your signature were questioned but others were not.

Scott Musil interrupted and said that when someone signs a legal document and says Linda for Barbara and Barbara is the only name on the documents that Trident has membership is here. The Broward County Property Appraiser states a revocable living trust so it is questionable and that was all that happened.

Linda Pugliese said if it was questioned then she would have had a knock at the door to explain the situation. But to wait until the last minute and tell me my signature was not valid after she put Kate Burtsev on the board in the last election and Larry and others, my vote was allowed and my signature. You have an issue with the people that she was voting for and therefore my signature was not allowed.

Scott Musil said that had nothing to do with it and asked Linda Pugliese to stop throwing around accusations that are not true. Scott Musil went on to say he went through all and Linda for Barbara is not

legal and did not receive the signatures until the last minute and it went the way it did. The attorney got involved to validate the signature was there.

Linda Pugliese said her attorney told her to sign documents that exact way.

Scott Musil said that was great and he was sorry, he is not an attorney and is following the rules that we have here and doesn't look right in his opinion. Now it is resolved. Nothing going on except following the rules and seeing something that did not read out correctly.

Linda Pugliese had already sent the paperwork in when her mother first passed and the Board mismanaged those.

Andrew Marin said Linda Pugliese was correct and it wasn't filed correctly- represented properly and created a truly regretful technicality.

Linda Pugliese stated her father died in the home and her mother lived there until the time of her death. She was just getting okay with having to live in the home because it was her mother's last wish that she did not sell the home and since this has occurred that is all she has wanted to do.

Andrew Marin asked her to please not sell and he could not wait to meet Mrs. Pugliese, and that we failed you. There was a misrepresentation of the name on the property, it turned into a technically and turned you into a victim and was not right and apologized.

Linda Pugliese thanked Andrew Marin and acknowledged that at least apologized.

Scott Musil said he was sorry Linda Pugliese got involved.
Linda Pugliese said he sounded so sincere, thanks.

Scott Musil said thanks for the accusations and thinking he had an ulterior motive and apologized for the situation and requested to move on.

Olivia Niedzialek wanted to state for the record as she did in the attorney's office. When Danette quit the Board had to get the attorney involved to get the Association's records. There were no documents for any homeowner. That was 40 plus years of information the Board did not get. Most people know that Olivia Niedzialek did the bookkeeping for a while and Linda Pugliese came to her home to make a payment and Olivia Niedzialek questioned her about the name on the account. Mrs. Pugliese is not the only person in our community whose name does not match their deed. Olivia added that when the time came for the 10-signatures for Board candidates, Linda Pugliese signed for Mike, Larry, Mr. Bob, and Kate and may have signed for David Ray as well.

Linda Pugliese said that was correct.

Olivia Niedzialek continued that Linda Pugliese also provided her proxy. And at this time Danette was still the property manager. Danette did not invalidate Mrs. Pugliese's signature. Mrs. Pugliese stated that she gave the paper to Danette and Olivia believed her because Olivia Niedzialek had also provided paperwork to Danette and it was not turned over to the attorney.

Andrew Marin interrupted and asked Mauro Villalobos if the information could be updated for Linda Pugliese. Board members change, and new Board members not having prior experience it would be bad for this to happen again.

Mauro Villalobos said he would make sure her information was updated.

Olivia Niedzialek said there was no official document the Board had to provide homeowners for updating the homeowner's name change.

Olivia Niedzialek asked Scott Musil since he had been here the longest if he filled out an official document registering himself with the association because she did not.

Scott Musil said he did not. When the transfer changed over and the deed did it got registered. That was the only way he knew how it would. Looking at the Broward County Tax Appraisal, it still shows her mother, we don't need a history lesson, something got screwed up along the way. That is just the way it is.

Linda Puglise stated that you cannot have a Trust without a Trustee and just so you know for future people it will happen again.

Andrew Marin said if we ever see a Trust come up again we know to ask the homeowner to ensure they are represented properly. Andrew Marin asked Linda Pugliese if we could move on from this conversation or if we needed to continue to talk about it.
Linda Pugliese said it had been really hard on her and that she would like to move on because she does not enjoy living in her house any longer.

Andrew Marin said he hoped he could try to turn this around for her. Scott Musil is a great guy and just went by the book and did the right thing and apologized that this had happened and he looked forward to meeting Linda Pugliese.

Linda Pugliese said they would meet and chat.

Olivia Niedzialek said it was very unfortunate and hoped that the Board could move on. It seemed to be a one-sided thing. Mike Lica 10- signature was deemed valid with 11 valid owners and Larry and Olivia Niedzialek's were thrown out.

Andrew Marin and Scott Musil interrupted and said we could keep talking about it but didn't want to keep going.

Linda Puglise requested that it would not happen to her again.

Olivia Niedzialek said it would not happen to her or anyone else as long as she was in this neighborhood.

Linda Pugliese added hopefully someone else won't have to go through this because she did.

Olivia Niedzialek told Linda Pugliese she would like to see Linda Pugliese get on the board, she would like to see more community involvement and believed her parents were original owners.

Linda Pugliese said she went in every one of the model homes and when the peacocks walked the streets and there were no roads she had been here since day one.

Olivia Niedzialek said she seeks people like Mrs. Pugliese to help with this community and progress and move along as it was intended to do so. We all need to come together as a community. We need to work together to get our community in compliance with the state laws. Olivia Niedzialek apologized that she had to call Linda Pugliese and ask. Mrs. Pugliese had stuff going on at the time and did not want to bother her.

Linda Pugliese shared that her husband was in critical condition with a medical issue when all of this was going on and was having to dig for paperwork.

Eniat Steinberg asked about being on the committee. Olivia Niedzialek stated Mrs. Steinberg was out of town and Olivia Niedzialek gave her name at the board meeting for the record that she wanted to be on the committee.

Burce Goodman said there were seven candidates, it did not need to be six.
Olivia Niedzialek noted that in a board meeting that Jane Bolin was in attendance, Jane Bolin suggested the Board increase the Board of Directors number from five to six and it was stated that six would be on the board now.

Olivia Niedzialek agreed an odd number would be better which creates a split board, but the Board is working through it.

Olivia Niedzialek said unfortunately we would need to start over with the election because the paperwork was no longer valid.

Tulio Escobar asked if a home is being rented out to different people can the renter be a valid signature.

Olivia Niedzialek said the owner of the record is the only valid signature.
The Board has just now gotten paperwork for the LLCs to designate someone. Olivia was not sure that everyone got those in the mail. Linda Pugliese told Olivia Niedzialek that she had just received the mailout to put her name on the home and the first mail out Mrs. Pugliese did not receive.

Linda Pugliese said she had received three mailings. Two for voting and one saying the vote was canceled which contained a registration form. Linda Pugliese said she filled it out and forwarded it to Jane Bolin.

Olivia Niedzialek stated that was one of her issues with the mailings because not everyone got the same mailings. They would be starting over again and Olivia Niedzialek was going to make sure everyone got the correct documents.

Andrew Marin asked if the registered agent for the LLC would be able to sign.

Olivia Niedzialek said they would need to designate that person.

Olivia Niedzialek told the board that they will need to go over the paperwork before it is mailed out as Jane Bolin had suggested in the meeting. All Board members need to understand it in case a homeowner has a question the Directors can advise homeowners correctly.

Mike Lica asked Mauro Villalobos to please let all Board members get a copy of what will be mailed out first before it is sent. The Board has asked that numerous times and we never get it first. Make sure we get it to make changes before it is sent.

Mauro Villalobos said he sends the notices to us.

Olivia Niedzialek addressed several homeowners requesting what Jane Bolin's bills have been and asked the Board if anyone else had looked at the billing or even approved it.
Tulio Escobar said he approved the bill.

Olivia Niedzialek asked Maruo Villalobos to pull up Jane Bolin's invoice.

Tulio Escobar asked if we could limit who could speak to the attorney because he felt it should be limited to one person.

Olivia Niedzialek said it was not noted on the Agenda for the Board to vote on that. Although it was limited at one time. When Andrew Marin and Olivia Niedzialek were appointed to the board, Kate Burtsev and Andrew Marin asked for it to be changed. It was a split board 50/50.

Jane Bolin's invoice was for $1430.00.
Linda Pugliese's signature cost $410.00
Kate Burtsev charged another $60.00 fee for the same question that she asked about the reserves in the alignment meeting on August 19. As Jane Bolin has stated we do need to do a reserve study.
There were $300.00 worth of charges looking at contracts for management companies that the Board had not even had a discussion about that Kate Burtsev sent to Jane Bolin for her review with questions.

Andrew Marin interrupted Olivia Niedzialek and asked if these were accusations or was this the review of the billing.

Olivia Niedzialek continued with another charge of $150.00 that Andrew Marin sent in a question that could have been answered by a Google search.

Andrew Marin asked what the question was about.

Olivia Niedzialek said it was if Larry and her were allowed to run for a board position.

Andrew Marin said his Google search said they could not run and Andrew Marin said that Olivia Niedzialek asked Jane Bolin to clarify it.

Olivia Niedzialek said that was not true, we are not a condo. Condo states no.

Andrew Marin interrupted and said there were two different laws and one says you cannot.

Andrew Marin said if you Google it Google says no, because it does not know what you are asking.

Olivia Niedzialek said that maybe Andrew Marin was not asking Google the right way.

Andrew Marin said Olivia Niedzialek was pointing a finger when she was the one asking for clarification.

The Board alignment meeting was $450.00.
Olivia Niedzailek asked Mike Lica how many Board alignments did they have when he was President.

Andrew Marin asked Olivia Niedzialek if she knew why they had board alignment meetings.

Mike Lica said none.

Andrew Marin said it was because Olivia Niedzialek was unwilling to cooperate with board members because she is aggressive and steamrolls everyone. It is her agenda and no one else's. There's no collaboration.

Olivia Niedzialek said there were board alignment meetings because they do not pay attention to emails, you do not comprehend what you read, even with Jane Bolin.

Andrew Marin asked if she even hears herself, she is a dictator.

Olivia Niedzialek denied being a dictator and said let's let everyone see the emails.

Andrew Marin said to please open them up -full transparency.

Olivia Niedzialek said they would publish emails, if homeowner's names are stated it would be redacted. All this nonsense needs to stop. Homeowners need to see what Board members are saying to other Board members.

Mike Lica said that there is full transparency now.

Olivia Niedzialek hoped that the name calling and the accusations would stop.

Andrew Marin said that Olivia Niedzialek needs to stop that.

Olivia Nidzialek said everyone can read the emails and they can see.

Andrew Marin said he would like to show all of the text and emails that Olivia Niedzialek had sent.

Olivia Niedzialek said she had every one of them.

Andrew Marin said this was childish and was sure that she did use it as ammunition to attack someone later.

16. ADJORNMENT

Scott Musil motioned to adjourn the meeting. Olivia Niedzialek seconded the motion. The votes were as follows:

Tulio Escobar, aye
Mike Lica, aye

The meeting adjourned at 10:14 PM.

Secretary's Name — (Date) April 28, 2026

President's Name — (Date) April 28/2026

Vice President's Name — (Date)

Treasurer's Name — (Date) April 28/2026

Director's Name — (Date)

Director's Name — (Date) 4/28/26

Director's Name — (Date) 4/28/26