

CYPRESS LAKES HOME OWNERS ASSOCIATION, INC.
ORGANIZATIONAL MEETING
26 APRIL 2022

MINUTES

Board Members in Attendance

Mike Lica called the meeting to order at 6:00 pm with the following four (4) board members in attendance:

- Mike Lica - President
- Larry Niedzialek – Vice President
- Kate Burtsev – Treasurer
- Bob Stawicki – Director

Also in attendance was Dannette Thompson, of Central Properties Realty, Inc., the Community Association Manager (CAM) and a large group (*estimate 30*) of Cypress Lakes HOA members.

30 Homeowners (estimated) were present so a quorum was not achieved. Because there was no quorum, a homeowners forum was held whereby no votes were taken but the board heard owners' inputs regarding issues on the agenda.

Approval of Previous Meeting Minutes

Not Applicable

Community Maintenance Report (from the President)

Mike L. is currently reviewing all contracts regarding the Cypress Lake's neighborhood perimeter fencing and landscaping. Because of a perceived shortfall in annual expenditures the HOA may have to reduce these services to an as-needed versus regularly scheduled basis.

Community Association Manager's (CAM) Report

Dannette Thompson, of Central Properties Realty, Inc., is the CAM for Cypress Lakes HOA, Inc. and reported the following:

- Five (5) property owners are in arrears regarding 2022 HOA fees as of 26 April 2022. Dannette T. notified these five property owners that their accounts are delinquent and subject to late fees. The delinquent accounts will continue to be monitored until the Board receives notification that these property owners have resolved their arrears status.
 - NOTE: Former Board Member Bruce Goodman openly stated to all attendees in the meeting that one of the five property owners in arrears, Aracelis Cohen, was elected to the board (as Secretary) in the November 2022 meeting but was now disqualified from that position because of her arrears status. Thus leaving a vacancy on the board.

Bruce Goodman went onto to say that Mike L. should not be President of the HOA and that he did not recognize him as president. He also recommended Larry N. be President which caused a heated exchange among the three (Bruce Goodman, Mike L., and Larry N.) that lasted for several minutes. Bruce Goodman further recommended that former Board President Mike Simoniello, who was in attendance, be added to the board; but the Board did not make a motion to add Mr. Simoniello.

Later in the meeting Mike L. made a motion to appoint Mary Miller as HOA Board Secretary which was seconded by Larry N. and passed unanimously. Refer to New Business section of Minutes.

Financial Report

HOA Secretary Kate B. reported that she met with Dannette T. and reviewed the HOA's financial records for the past 7 years and stated that all records appeared to be in order with no inconsistencies.

Legal Report

Five (5) property owners are reported to be in arrears regarding 2022 HOA fees as of 26 April 2022. Dannette Thompson, CLH, Inc.'s Community Association Manager (CAM) has notified these five property owners that their accounts are delinquent and subject to late fees. The delinquent accounts will continue to be monitored until the Board receives notification that these property owners have resolved their arrears status. During the meeting it was brought to the attention of the board that some of the delinquent property owners are suffering medical and/or financial hardship. Refer to CAM's report.

New Business

Mike L. reiterated that the HOA Board is comprised of 5 members all of whom are required to get HOA Board Member Certification offered via ProLicense Florida. This course satisfies the Approved Educational Curriculum requirement set forth in Section 720 of the Florida Statutes. All four members have completed the course and received their certificates.

Note: Former Board Members Bruce Goodman and Chuck Sierra openly commented about these remarks in the meeting which led to a heated exchange.

Because of the current vacancy regarding the Secretary position on the HOA Board Mike L., President made a motion (M1) to appoint Mary Miller as the Secretary of the HOA. The motion was seconded by Larry N. Vice President and passed unanimously.

Note: Former Board Member Bruce Goodman openly commented about this appointment in the meeting which led to another heated exchange.

Neighborhood Issues

- 1) Installation of Speed Bumps – Installation of speed bumps along both NW 109th Terrace and NW 9th Manor will be addressed at a future meeting. These streets are the main intersection in the neighborhood and the only enter/exit points at the neighborhood's two (2) entrances. NW 109th Terrace is the neighborhood entrance from W. Atlantic Blvd and NW 9th Manor is the entrance from Coral Springs Drive. Because of the traffic light at the large intersection just past the neighborhood's W. Atlantic Blvd. entrance more non-residents are speeding and cutting through the neighborhood to avoid the light. The plan is to contact Coral Springs City Government and meet with appropriate personnel for fact-finding purposes as a means to address this issue. Speedbumps are believed necessary to deter speeders and the steadily increasing cut-through traffic.

Note: Former Board Member Bruce Goodman openly commented positively about these remarks in the meeting.

- 2) Curbside Trash Issues - Trash continues to be placed at the curb BEFORE designated trash/recycle collection days. HOA will begin to take note and notify residents that this practice is not allowed by the HOA and Coral Springs Government. Repeat offenders will be reported to Coral Springs City and may be subject to fines. Other issues regarding neighborhood trash were discussed such as overfilled trash cans that cause garbage to be spilled out onto the streets, and human waste materials (i.e., baby diapers, used medical supplies) that are not being properly disposed of.
- 3) Review and Amendment of HOA Bylaws – Current HOA Bylaws are over 30 years old. Their review and possible amendment will begin once the Board determines and advises the CLH on its status and the MRTA's status. If CLH, Inc. is determined to be current, amendment of the

Bylaws will be addressed at a future meeting and a motion made to begin reviewing/possibly amending the Bylaws.

Adjournment

Mike L., President made a motion (M2) to adjourn the meeting. The motion was seconded by Larry N., Vice President.

The Meeting adjourned at 7:30 pm.

Approval of Minutes:

Signed: Michael Lica
President, Cypress Lakes HOA, Inc.

Date 27 / MARCH / 23

Print Name: Michael Lica

Signed: Mary C. Miller
Secretary, Cypress Lakes HOA, Inc.

Date 27 March 2023

Print Name: Mary C. Miller

FACILITY REFUND RECEIPT

Receipt # **1745996**
 Payment Date: **04/27/2022**
 Household: **21968**
 Home Ph: **(954)341-9089**

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

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

Reservation Cancellation: Veteran's Building, Veteran's Building

Address: 2503 Coral Springs Drive, Coral Springs, FL, 33065
 Reserv. Contact: **Cypress Lakes Homeow**
 Phone Number: **(954)341-9089**
 Reserv. Number: **101476**
 Status: **Cancelled**
 Purpose: **HOA Meeting / two head tables with 20 chairs**
 Anticipated Count: **10**

<u>Date(s) And Times</u>	<u>New Fees</u>	<u>Total Fees</u>	<u>New Paid</u>	<u>Total Paid</u>	<u>Amount Due</u>
Tue 04/26/2022 7:00P to 9:30P	38.32-	0.00	38.32-	0.00	0.00

Processed on 04/27/22 @ 8:08am by RCL

Total New Fees	38.32-
Discount Applied	0.00
Total New Taxes	0.00
Total Due	38.32-
Total Fees Refunded	38.32
Total Taxes Paid	0.00
Credits Added	38.32-
Total Paid	0.00

Household Balance Information

Overall Household Credit Balance Available **38.32**
 Overall Household Balance Due **0.00**

Household Credit of: 38.32 Created By: Credit Balance