

CYPRESS LAKES HOMEOWNERS' ASSOC., INC
BOARD MEETING

Tuesday, May 27, 2025

6:60 P.M.

800 West Avenue Suite C-1

Miami Beach, FL 33139

Ring Central

Meeting ID: 840911097

Password: imPbTpW8t9

Call to Order

Olivia Niedzialek, President called the meeting to order at 6:43 P.M.

Certification of Quorum

Secretary Mike Lica called roll and the follow board members were in attendance.

President Olivia Niedzialek
Vice President Andrew Marin
Treasurer Kate Burtsev
Secretary Mike Lica

Proof of Notice

On Friday, May 24, 2025, Mauro Villalobos for Trident Management, sent an email to all homeowners that had opted in to receive. Mr. Villalobos also posted notices at both Coral Springs Drive & Atlantic Blvd. which included the agenda and the Resolution to Republish Declarations of Restrictions around 1:30 P.M.

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

Jane Bolin, Esq. attorney for the board was in attendance.

Twenty-seven homeowners were also in attendance.

Board Rules

An explanation of how a board operates, their duties, and responsibilities were explained by Olivia. Olivia advised that a board meeting was for the board to gather to conduct board business which provides transparency. The board needs to have open discussions before they vote on any issues that is vital to our community. This board has always allowed homeowners in attendance a comment section. In past, homeowners have not allowed board members to conduct business. The constant interruption cannot continue at in-person meetings, and on line seems to have a good turnout.

Approval of Minutes

Secretary Mike Lica provided the Board Minutes for April 8th, 2025 Budget Meeting via email prior to the meeting. Mike motioned (M1) to approve the Budget Meeting for 2025. Olivia seconded the motion. Motion passed unanimously.

Treasurer Report

Currently operating account is \$43,000.00.

Reserve account currently is \$28,000.00.

22 Homeowners that are 60 plus days delinquent.

Account receivable is \$38,000.00.

Trident billed us for reminders and/or collection letters, but it appears that they didn't send them due to pending collection resolution that needed to be in place before the HOA could collect.

At this time, Trident has not finished their internal audit, and Mauro will follow up with Nina. Kate requested a total of \$12,000.00 back and we had not received it. The three months credit was (\$7,500.00) from the very beginning when the first property manager failed to complete the setup and managing the account in 2023. Kate advised that we were only getting back three months of service, not the reimbursement of the collection letters.

City Violations

Coral Springs Code enforcement was notified by a homeowner regarding the common area needed mulch and the wall needed to be cleaned. The violation was mailed to the PO Box which was closed sometime in January 2025 without board notice or approval. It is unknown who closed the PO Box. One key was returned to the postoffice. The letter was returned to the city on or about May 15th. The city had Sally's (former PM) with Trident email address on file and sent an email to that address. Jane Bolin's office was notified via email that went out to some board members April 25. Kate sent the letter to Trident on or about May 5th. The board is working diligently to get both violations cured as soon as possible. We are working on bids for both jobs. Mauro and Olivia both said they would contact code to ask for an extension and they will both give a follow-up email.

Certified Survey

The Certified Survey is available on Trident's portal under documents, then maps. Guidelines need to be set for the common area and this will be addressed at another meeting.

Review Insurance Policy * Non-Alcoholic Drinks

The insurance policy has a clause prohibiting alcoholic beverages at in-person meetings. A board member is required to sign a statement with the city parks also agreeing to no alcohol in the building when securing a meeting room. Please do not bring any alcohol to the in-person meetings.

Digitized Records for Portal Update

The digitizing of our records for the past seven years was paid for last month. This will allow all homeowners to see all invoices. Trident's customer team will go through and separate them

before uploading to our portal. Olivia said she would follow up with Trident to see if they had received the digitized documents next week.

Resolution To Republish Declarations of Restrictions

Board members discussed the Resolution in length regarding what it means.

The board recognizes that previous selective enforcement has occurred.

The city has told homeowners that we do not need permission from the HOA to do any work because we are not an HOA, refiling this will also let everyone know who we are and where we are located.

Jane Bolin spoke with the City of Coral Springs attorney and with Broward County Property Appraiser's office.

The previous property manager did not provide any previous rules or guidelines that were established regarding the restrictions, therefore it is the Board of Directors that approve those that are afforded in the declarations.

Any new board may come in and change rules and guidelines.

To amend the Declaration, a vote of the majority of the membership is needed if the community wished to strike or change a restriction.

The board would be reviewing on a case-by-case bases regarding any homeowner's concerns that they may have regarding the restrictions.

Kate asked about old violations and written notices.

J. Bolin explained that the board will need to look at old violations one by one it's an equity issue if someone has had it forever. The board will need to look at what the violations are, have board discussions about them, be fair, and on a case-by-case basis. There is a five-year contract, the Declaration is a contract, the board will need to look at getting in compliance and being fair.

Mrs. Bolin explained why we could not let the City enforce our restrictions. We are in an HOA, we are in a deed restricted community, we have covenants that run with the land. There are specific deed restrictions that run with the land. Any homeowner could easily make a complaint by way of a lawsuit that the Association is not enforcing their documents. It is the board's fiduciary duty to do so.

Mrs. Bolin advised Kate that the board needed a brief legal review before the board voted on any rules/regulations. The rules and regulations have to stem from the power and restrictions from the Declarations.

Andrew said there was language missing in the Resolution on how the board would handle things that are now in violation once we refile the Resolution to republish. He also wants to add that a committee that represents a majority of the homeowners will be formed for the guidelines, review and amend the restrictions in the declarations.

J. Bolin explained that the Resolution to Republish did not have a date of when the board would be enforcing the declarations. The board will need to set the guidelines and the board would give proper notice before enforcement begins. J. Bolin explained another downside to not filing the resolution would be the board having to approve all ARC request from the city and discussed the garage conversion. It is okay to add amended language if the board chooses to do so.

Andrew motioned (M2) to amend the language to include:

Creating rules and guidelines as part of the process.

Looking at possible amendments as part of the process.

Create a committee of homeowners to potentially create amendments to the CC&R. The committee would also help with creating the rules and regulations that is passed by the Board of Directors.

Olivia seconded the motion.

Mike voted yes.

Kate voted yes.

Motion passed unanimously.

Jane Bolin advised she would give an outline on how to approach the rules and amending.

Jane Bolin advised the board to not pass any amendments or rules without counsel. These are to be suggestions and counsel will write up the legal.

Petitions

A homeowner contacted Olivia regarding a petition that was circulating the community. The petition stated that it wanted to stop the board from taking legal action requiring homeowners to remove their fence.

Another petition was requesting the board to halt all resolutions for 90 days.

Olivia advised the board has not discussed any such action regarding removal of any fence with or without legal counsel, and that prohibiting the board from passing any resolution was not in the best interest of the community because resolutions help the community with functioning properly. Any petition the board is made aware of they have to inform counsel which is charge to our community. Olivia asked for the community to stop the chattering and come together and work with each other for the betterment of our association.

Establishing a CC&R Committee

The board will create a committee of homeowners to look into the potential of creating amendments and/or amend the documents.

Jane Bolin would give a specific outline on what that entails. A broad cast will be sent out regarding the committee with the guidelines and ask for volunteers via the HOA portal. The board will vote them in at the next meeting.

Resignation of Director and Appointment of New

Bob Stawicki tendered his resignation in writing with the board on March 18, 2025.

Andrew motioned (M3) to increase board members to six (6).

Mike seconded the motion.

Motion passed unanimously.

Olivia motioned (M4) to appoint Tulio Escobar and Scott Musil to the board. Mike seconded the motion. Motion passed unanimously.

Jane Bolin advised for our next election the board of directors is now six. Board members have to take a four-hour certification and a four-hour continuing education.

Owner Comments

Homeowners were then prompted that the board would take questions and comments regarding items that were listed and discussed on the agenda.

Homeowner wanted clarification regarding anyone wanting to be a board member for the next election will have to run for the election.

A homeowner questioned the collection letter advising that her letter stated we could pay monthly.

Jane Bolin advised she was working with the CFO at Trident regarding the language of the collection letters.

Adjournment

Olivia motioned (M5) to adjourn the meeting. Mike seconded the motion. Meeting adjourned at 8:41P.M.

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



(Secretary Signature)

6/25/2025

(Date)



(President Signature)

June 24, 2025

(Date)

(V. President)

(Date)

(Treasurer)

(Date)



(Director)

7/8/25

(Date)



(Director)

11/25/2025

(Date)