

CYPRESS LAKES HOMEOWNERS' ASSOCIATION, INC
Board Meeting
P.O. Box 8295, Coral Springs, FL 33071

MINUTES

VETERAN'S BUILDING
2503 CORAL SPRINGS DR.
CORAL SPRINGS, FL 33065
September 14, 2023 7:30 PM

Call to Order: Mike L.-President called the meeting to order at 7:35 PM

Proof of notice for this meeting was posted at both Coral Springs Drive, and Atlantic entrances on September 10, 2023 at approximately 6:41 PM.

Board Members in attendance:

Mike Lica-President

Bob Stawicki- Vice President

Larry Niedzialek- Secretary

Kate Burtsev-Treasurer

David Ray-Director

Also in attendance were 8 members.

Secretary Niedzialek read the minutes for May 18, 2023 Board Meeting. President Mike L. motioned **(M1)** to approve. Secretary Niedzialek 2nd motion. There were no suggestions to amend the minutes. Motion passed unanimously and approved.

Treasurer Burtsev gave a financial summary of the Association's budget and the number of outstanding membership dues.

Secretary Niedzialek gave a brief report on the number of rental homes in the community. 11 rentals and 2 which recently sold.

Vice President Stawicki reported on repairs made by the city to the sidewalks along both Atlantic which is maintained by the County and Coral Springs Dr. which is maintained by the City of Coral Springs.

Secretary Niedzialek reported that he had spoken to Auchter concerning the area in which the pump house is situated and informed them that said area was part of the Association's common area.

President Lica reported that the Board vetted several property management firms. And he felt that Trident Property Management Company, herein thereafter, referred to as Trident (M2) best suited the needs of our Association and motioned to hire them. Secretary Niedzialek seconded the motion.

President Lica polled each board members to respond with a "yes" or "no" response to hire Trident. The following Board members voted as follows:

Kate Burtsev: yes

Larry Niedzialek: yes

David Ray: yes

Bob Stawicki: yes

Secretary Niedzialek announced that the decision was unanimous to hire Trident.

President Lica discussed the documents for our Association would need to be digitized by a third party and that Trident management would help us doing that. Trident gave the board an estimated cost of \$1500.00 and that we would also need to decide if the documents were to be shred after the completion. There was a brief discussion amongst the board which included Trident charging a monthly storage fee to keep the boxes at their office which was \$25.00 per box and Olivia would deliver two boxes. There was also a transport fee of \$35.00 which would need to be available at all meetings.

Secretary Niedzialek motioned (M3) to allocate the \$1500.00 for digitizing the Associations documents. President Lica seconded the motion. President Lica asked the following board members to please vote "yes" or "no". The following board members voted as follows:

Vice President Stawicki: yes

Treasure Kate Burtsev: yes

Director David Ray: yes

President Lica: yes

Motion passed to allocate \$1500.00 for digitizing the Association documents. These will be available on line for all members to see. Of course, there are items like, Member account balances that are not available for open view.

A slide show presentation was shown of the deteriorated condition of the outside perimeter wall by Larry and Olivia Niedzialek.

The floor was then opened for questions from the members.

Bruce Goodman inquired if an attorney had reviewed the Trident contact and President Lica advised that the board attorney Jane Bolin worked very hard for us and there were three redlines before an agreement was reached.

A homeowner was upset at the cost and asked why we had to have a management company. She was upset at the cost and questioned if a homeowner could do it. Mike Lica explained that Florida Statute requires us to have a management company and that we also need to have a website, which we currently do not. Trident was not the most expensive company and noted that one was higher and one was lower but didn't offer a web page or portal. The board looked at setting one up but the cost and who would maintain it would be an issue.

President Lica motioned (M4) to adjourn the meeting and requested a second motion. Secretary Niedzialek seconded the motion. Meeting adjourned at 9:23 P.M.

Approval Of Minutes

Signed: Michael Lica Michael Lica Date: 3/11, 202~~3~~⁴
(President)

Signed: _____ Date: MARCH 11, 202~~3~~⁴
(Vice President)

Signed: [Signature] Date: MARCH 11, 202~~3~~⁴
(Secretary)

Signed: _____ Date: _____, 2023
(Treasurer)

Signed: _____ Date: _____, 2023
(Director)

BOARD RESOLUTION #091423

Cypress Lakes Homeowners' Association, Inc.
P.O. BOX 8295
Coral Springs, FL 33075

I hereby certify that at a meeting of the Board of Directors of Cypress Lakes Homeowners' Association, Inc. a non-profit corporation under the laws of the State of Florida, duly called (a quorum being present) and held at Veteran's Building, 2503 Coral Springs Drive, in the city of Coral Springs, State of Florida on September 14, 2023 at 7:30 P.M. The following resolution was duly adopted and is now in full force and effect.

Whereas, pursuant to the governing documents of the Association (the "Declaration") and applicable laws, the Owner(s) delegate the authority to manage the Association to an elected Board of Directors (the "Board") of a not-for-profit corporation organized by the Owners; and

Whereas, this Board of Directors, acting on behalf of the Association and in accordance with its authority, desires to contract certain services for Manager to assist with the management of the Association in accordance with Florida law and the governing documents authorized by signature, the President Michel "Mike" Lica, to take all actions necessary to enter into contact with Trident Real Estate, Inc., dba Trident Management for the purpose of managing the community association namely Cypress Lakes Homeowners' Association., Inc.

In Witness Whereof, I have hereunto set my hand as Secretary of this Corporation and that the above is a true and correct copy of Resolution #091423 that was duly adopted at a meeting of the Board of Directors, which was held in accordance with State law of Florida and the governing documents of Cypress Lakes Homeowner's Association, Inc. located in the county of Broward in the State of Florida.

MAR 24, 2024
(Date)

(Secretary)

FACILITY SALES RECEIPT

Receipt # **1968936**
 Payment Date: **08/30/2023**
 Household: **21968**

CYPRESS LAKES HOMEOW
 1071 NW 110TH LANE
 CORAL SPRINGS FL 33071

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

Reservation Updated: Veteran's Building, Veteran's Building

Address: 2503 Coral Springs Drive, Coral Springs, FL, 33065
 Reserv. Contact: **Cypress Lakes Homeow**
 Phone Number: **(Not Assigned)**
 Reserv. Number: 121161
 Status: Firm
 Purpose: meeting/(3) 6 ft. table & (30) chairs
 Anticipated Count: 30

<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>
Thu 09/14/2023 6:30P to 9:00P	0.00	56.34	0.00	56.34	0.00

Fee Details:

<u>Fee Description</u>	<u>Amount</u>	<u>Count</u>	<u>Discount</u>	<u>Sales Tax</u>	<u>Total Fee</u>
Veterans Meeting (2 per month/max 3 hrs)	42.60	1.00	0.00	0.00	42.60
Single Permit	13.74	1.00	0.00	0.00	13.74

FACILITY SALES RECEIPT

Receipt # 1968936
Payment Date: 08/30/2023
Household: 21968

Facility Comments

_____ Alcohol is permitted if patron meets the following: -Must hire a Coral Springs Police Officer Detail; Amy Backer CSPD 954-346-1312 & attach the receipt to permit. -In addition to detail officer, the patron must purchase liability insurance for their event-1 million liability naming City as additional insured and certificate holder.

_____ Any vendors: catering, decorating, DJs (etc.) must provide insurance. Any equipment brought onto City property must be covered by liability insurance.

_____ Rentals may not be reserved past 10 PM Monday through Saturday, 9 PM on Sunday.

_____ Use of nails, pins, confetti, glitter and colored/powdery substances is not permitted.

_____ You must disclose if any guests attending your event will be requiring private security. This requires a separate permit and approval.

_____ Use painter's tape to place items on the wall if decorating.

_____ Refunds will not be issued. If the event is canceled, a credit will be issued for a future date.

_____ Security Damage and Trash deposit is \$500.00, at this time, we accept personal checks or money orders. The deposit will be returned after verification of the above-agreed items are met, the facility has been verified of no damage to the room, all trash has been cleared and the permittee remained within the designated time permitted.

Print Name: _____

Signature: _____

Date: _____

ASSUMPTION OF RISK AND RELEASE OF LIABILITY

The Responsible Party assumes all responsibility for any and all risks of damage or injury that may occur while using the Facility and surrounding park area. In consideration for being able to use the Facility, the Responsible Party hereby waives, releases, and discharges from any and all liability the City, its elected and appointed officials, employees, agents, and volunteers for death, disability, personal injury, property damage, property theft or actions of any kind which may occur. Responsible Party agrees to release, waive, indemnify and hold harmless the City, its elected and appointed officials, employees, agents, and volunteers, from any and all liability or claims made by other individuals or entities as a result of using the Facility.

Responsible Party's Name: _____

Responsible Party's Signature: _____

Date: _____

Processed on 08/30/23 @ 2:30pm by RCL

Total New Fees	0.00
Discount Applied	0.00
Total New Taxes	0.00
Total Due	0.00

Total Fees Paid	0.00
Total Taxes Paid	0.00
Total Paid	0.00

FACILITY SALES RECEIPT

Receipt # 1968936
Payment Date: 08/30/2023
Household: 21968

Household Balance Information

Overall Household Credit Balance Available	5.21
Overall Household Balance Due	0.00

Payment of: 56.34 Made By: Credit Balance

