

CYPRESS LAKES HOMEOWNERS' ASSOC., INC.

BOARD MEETING MINUTES

TUESDAY, JANUARY 27, 2026

7:00 PM

800 WEST AVENUE SUITE C-1

MIAMI BEACH, FL 33139

& VIA RING CENTRAL

<HTTPS://v.ringcentral.com/join/669754934?pw=56e6a5deb84c264e7701497b7bf9e641>

Meeting ID: 669754934

Password: bSbHnqhVXA

1) CALL TO ORDER

The meeting was called to order by Olivia Niedzialek, President/Treasurer, at 7:00 PM.

2) CERTIFICATION OF QUORUM

Linda Pugliese, Secretary, conducted roll as follows:

Kate Burtsev, Director- absent

Tulio Escobar, Director- joined at 7:45 PM.

Andres Jordan, Vice President- present

Mike Lica, Director-present

Olivia Niedzialek, President/Treasurer- present

Linda Pugliese, Secretary- present

A quorum was established.

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

There were 7 homeowners in attendance.

3) PROOF OF NOTICE

The notice for this meeting was sent via email by Trident Management on Thursday, January 22, 2026. Olivia Niedzialek, President/Treasurer posted notices at both the Coral Springs Drive and Atlantic Blvd. entrances on Friday, January 23, 2026 at 7:53PM.

4) SETTING BOARD RULES

Olivia Niedzialek, President/Treasurer stated the rules for this meeting.

5) APPROVAL OF MINUTES

The minutes for December 9, 2025, was sent via email for all board members to view and make any suggestions/corrections prior to this meeting. Olivia Niedzialek motioned to approve the December 9th, 2025 Board Minutes. Mike Lica seconded the motion. The votes were as follows:

Mike Lica, aye

Andres Jordan, aye

Linda Pugliese, aye

Olivia Niedzialek, aye

The motion passed to approve the December 9, 2025 Board Meeting Minutes.

6) RESOLUTION FOR HAWK-EYE MANAGEMENT-

The Board signed a contract with Hawk-Eye management on January 10, 2026, after Jane Bolin completed her red-lines and Hawk-Eye accepted the changes. The Board is hopeful that this will be completed within 60 days per our contract with Trident Management.

Olivia Niedzialek read the Resolution (No. 01272026) and motioned to approve the Resolution.

All board members received a copy of the Resolution on Sunday January 25, 2026 via email for review prior to this meeting.

The motion to approve the resolution dated January 27, 2026 making Hawk-Eye Management the new management company and terminating Trident Management's contract. Motion seconded by Linda Pugliese. The votes were as follows:

Mike Lica, aye
Olivia Niedzialek, aye
Andres Jordan, aye
Linda Pugliese, aye

The motion passed to adopt Resolution 01272026 for termination of Trident Management and hiring Hawk-Eye Management.

7) INTEREST FEE

The Board should waive the interest fee on the homeowners that have a balance, but were not billed due to the failure of Trident Management not sending proper notification to the homeowners. The homeowners purchased in 2025 and the owners have not received any notices. With out identifying the homeowners, Olivia Niedzialek called attention to the emails that have transpired this previous week.

There were five homeowner's total and of those five, two have outstanding balances. The notices that were mailed by Trident Management for 2026 Budget due on January 1, 2026, were sent to previous owners. The Board held a discussion.

Andres Jordan asked who was absent on the call.

Linda Pugliese noted that Tulio Escobar and Kate Burtsev were absent.

Olivia Niedzialek motioned that the two homeowners that did not receive the 2026 Budget Invoice to waive their interest fees for 30 days. One owner has a small balance due and the other is due for the full amount. Mike Lica seconded the motion. The votes were as follows:

Linda Pugliese, aye
Mike Lica, aye
Andres Jordan, aye
Olivia Niedzialek, aye

The motion passed to waive the interest for two homeowners that did not receive notice of the 2026 Budget that is due on January 1, 2026 in full.

Olivia Niedzialek will notify Trident Management in a Board email of the two homeowner's the interest fee is waived for 30 days.

8) FILING OF ANNUAL REPORT

Olivia Niedzialek motioned for Hawk-Eye Management to filing our Annual Report. There is no extra cost with them filing it. Jane Bolin has been filing the report and charges \$100.00 plus the State filing cost. The Board will review this at the next board meeting scheduled on February 24, 2026. Linda Pugliese seconded the motion. The votes were as follows:

Mike Lica, aye
Linda Pugliese, aye
Andres Jordan, aye
Olivia Niedzialek, aye

The motion passed to allow Hawk-Eye Management to fill our Annual Report.

9) OLD BUSINESS

The Board has secured a website and the page needs to be developed.

The Board plans on having this up and running within 30 -45 days.

Per Florida Statute 720, the State passed a bill effective October 1, 2024.

The Board is working diligently to get this requirement in place. The Board has been told by Trident Management former CAM Sally and current CAM Mauro Villalobos, advised the Board that Trident Management's portal meets the State's requirements which is incorrect.

The web domain has been secured. The Board needs to have the page designed and this needs to be completed and in place for Hawk-Eye Management. The website cost will be around \$3.20 per year per homeowner.

Olivia Niedzialek purchased the following items for two years:

Business email	\$576.00
Domain	\$ 39.75
Premium Plan.	<u>\$312.00</u>
Total:	\$927.75.

Olivia Niedzialek shared with the Board that the design cost is around \$1,000.00. Several people have volunteered to help with this, but at this time no one has followed through.

Olivia Niedzialek said she has tried to set up the web page but was unable to do it.

Olivia Niedzialek suggested the Board vote to hire someone do this unless someone wants to step up and help complete this in 2-weeks.

Andres Jordan volunteered to build the website there was no need to pay for anyone to design it and questioned if we really needed the business email.

Andres Jorden thought that the business email which is a business work space is not needed and this only allows for two people. The work space includes meetings and other stuff and Andres Jordan was not sure that we needed the business plan. Andres Jordan wants to look at what was purchased to ensure that is what we need.

Olivia Niedzialek attended an Expo in December and the website was discussed in great length. Olivia Niedzialek has been trying to get this website up and going since last year and felt if she didn't move forward it would not get done.

Andres Jordan agreed to get together with Olivia Niedzialek and work on the website for our community.

Linda Pugliese shared with the Board that a homeowner posted an important question in the Face Book for Cypress Lakes Neighbors and Friends. Linda Pugliese tried to respond to the homeowner with the question to help them out and Linda Pugliese was denied being able to speak on that page. Linda Pugliese's response was declined. Linda Pugliese said it was a problem to which Olivia Niedzialek agreed.

Olivia Niedzialek shared why it was important to get the website up and running because new homeowners have been misinformed about our HOA dues and rules.

Olivia Niedzialek talked about signs being posted at the entrance/exits of our community that will have our web page on it. Olivia Niedzialek had sent pictures of different signs to the board members as examples of what communities are posting up. The signs will advise we are an HOA community, that we have deed restrictions, and our website address where people can go to get information about our community.

The cost of the signs cost \$45.00-\$65.00 each, and the Board should move forward with purchasing the signs once the website is in place.

Olivia Niedzialek motioned to purchase the signs once the website was up and running so the Association would be in compliance.

Andres Jordan interrupted and suggested once the website was running to have a survey within the website with options which would allow the homeowners to vote on which signs they like.

Mike Lica did not agree because it would take longer to get the signs. The signs would not last 10 years and the next time they are replaced the community could participate.

Linda Pugliese could see both sides on the issue, but because of the clock situation in the neighborhood a lot of times things take longer than it should. Linda Pugliese would like to avoid the drama.

Olivia Niedzialek asked how were we going to get the homeowners to get on the website and vote on the signs.

Andres Jordan suggested an email blast when Hawk-Eye comes on board.

Olivia Niedzialek shared that the website needed to be up and running before Hawk-Eye onboards.

Olivia Niedzialek motioned to buy the signs and install them after we get the website up and running. Mike Lica seconded the motion. The votes were as follows:

Mike Lica, aye
Andres Jordan, aye
Linda Pugliese, aye
Olivia Niedzialek, aye

The motion passed for the Board to purchase the signs once the website is up.

The sight lights have been installed and we are waiting on FP&L to install the meters.

The Board needs to assign a physical address for the HOA. This address is needed for our website and when venders come to inspect our common areas for bids. The address for one of the meters at the Coral Springs Drive or Atlantic Blvd. would be the best. This will be discussed in a bord email and the next board meeting the Board will announce which meter is also our physical address.

TREASURER REPORT

Olivia Niedzialek, President/Treasurer provided the following information:

Operating account for Citizen's balance is	\$67,436.37.
Reserves account for Citizen's balance is	\$ 6,715.57.
Operating for Bank of America is	\$ 2, 897.44.
Reserves for Bank of America is	\$ 22, 840.77.

There are currently 76 homeowners paid in full for 2026.

There are 7 homeowners in arrears prior to January 1, 2026.

10) NEW BUSINESS

A homeowner requested a refund because they made a double payment and have requested to refund the \$633.13.

Olivia Niedzialek motioned to refund the homeowner the \$633.13. The Board held a discussion.

Mike Lica said he would refund their money back.

Linda Pugliese aske Mauro Villalobos, CAM, if he verified that the homeowner did pay twice.

Olivia Niedzialek stated she verified the payments.

Linda Pugliese said they should be refunded if they had paid twice.

Andres Jordan said the homeowner had already been reimbursed.

Mauro Villalobos, CAM, said the homeowner had already been refunded.

Olivia Niedzialek asked Mauro Villalobos if they refunded without the Board's permission.

Mauro Villalobos stated Trident did not need the Board's permission for that.

Olivia Niedzialek said she was going to send a private email because the same instance happened, the Board requested a refund to the homeowner that overpaid. Trident refunded and reversed it twice. The Board was told by Sally that they could not refund. Olivia Niedzialek was glad that Trident had refunded the homeowner.

Linda Pugliese asked Mauro Villalobos to please send proof of the refund providing the date and the copy of the check.

Mauro Villalobos said he would send a copy of the check.

Olivia Niedzialek stated that Tulio Escobar had been trying to get in the meeting and Olivia Niedzialek called him from her cell phone so he could join the board meeting.

Olivia Niedzialek shared with the Board that several homeowners had complained to her that they tried to join online and could not connect.

Andres Jordan asked for the status on the sprinklers.

Olivia Niedzialek said that only one quote has been posted and ask Mauro Villalobos if they had any more quotes.

Mauro Villalobos said they don't have any.

Olivia Niedzialek said she did not put any of the quotes that the Board has been working on because this is something the management company is supposed to be doing and she hoped that Hawk-Eye would come in and solve the many problems that we have. This is something the management company is supposed to help the board with.

Linda Pugliese said the sprinkler system has been going on for quite some time.

Olivia Niedzialek said it had been over a year and is unacceptable.

Mike Lica wanted to discuss Code of Conduct for homeowners when we have the meetings and the language.

Linda Pugliese agreed and shared that this meeting has been a quarter of the time without the disrupters.

Olivia Niedzialek agreed and added that the profanity that was said at the last meeting was unacceptable and the Board is not going to tolerate it.

Linda Pugliese said it was noted in her board minutes.

Olivia Niedzialek agreed with the Code of Conduct suggestion and would like to add a Code of Ethics for Board members. Olivia Niedzialek had suggested it back earlier last year and two Board members said no to it. It was suggested because of the emails and the name calling going on in the emails.

Linda Pugliese asked how you could say no to being ethical and said nobody should be attacked for doing a volunteer position.

Olivia Niedzialek added that Linda Pugliese and her were working on the Rules and Guidelines for our CC&Rs. The Board will have a meeting and discuss and vote on them and give a 30-day notice before the Board starts enforcing. They will be uploaded to the website to satisfy Florida Statute 720. In our contract the management company is supposed to help the Board with this. Hawk-Eye has stuff that we can adopt that will work with our documents and the city's rules.

11) OWNER COMMENTS

No homeowners had any questions or comments.
Linda Pugliese asked who "X" and "Z" were.

Olivia Niedzialek said that there are homeowners that do not want to identify who they are because of the way the board has been talked to. In past they felt they might be harassed by other board members and Olivia Niedzialek suggested them identify as Homeowner 1 or Homeowner 2 as examples. Olivia Niedzialek said there's around 15 homeowners that have spoken to her and they don't want any retaliation from other members.

Olivia Niedzialek said if no homeowner wanted to say anything she was moving on to the adjournment.

12) ADJOURNMENT

Olivia Niedzialek motioned to adjourn at 7:56 P.M.

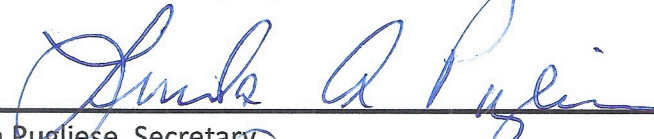
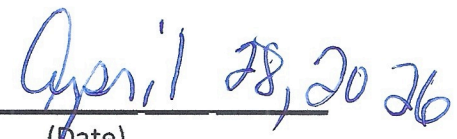
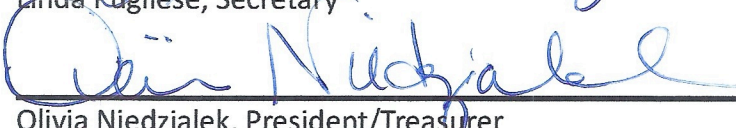
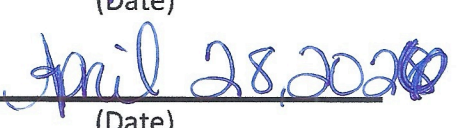
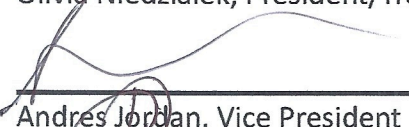
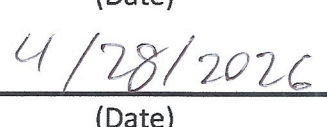
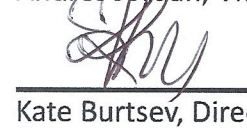
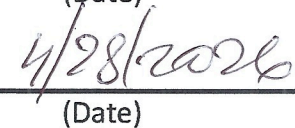
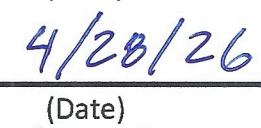
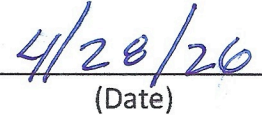
Andres Jordan wanted to add about people joining without a name and understood about the harassment, but if they are going to be commenting or making suggestions to the Board, they would need to identify themselves to the Board so we know who we are talking to. Perhaps it is not a homeowner.

Olivia Niedzialek agreed if a person was going to address the Board then they would need to identify who they were.

Olivia Niedzialek motioned to adjourn the meeting at 7:57 P.M. Mike Lica seconded the motion. The votes were as follows:

Mike Lica, aye
Linda Pugliese, aye
Tulio Escobar, aye
Andres Jordan aye

The Board Meeting adjourned at 7:57 P.M.

 _____ Linda Pugliese, Secretary	 _____ (Date)
 _____ Olivia Niedzialek, President/Treasurer	 _____ (Date)
 _____ Andres Jordan, Vice President	 _____ (Date)
 _____ Kate Burtsev, Director	 _____ (Date)
 _____ Tulio Escobar, Director	 _____ (Date)
 _____ Mike Lica, Director	 _____ (Date)