

CYPRESS LAKES HOMEOWNERS' ASSOCIATION, INC
CC&R COMMITTEE MEETING
OCTOBER 20, 2025
7:00 PM
800 West Ave. Suite C-1, Miami Beach, FL 33139
& Via Ring Central

Please join using this link: <https://v.ringcentral.com/join/321735366?pw=3eb21fea24bdd48c017d63c8f57027f>

Meeting ID: 321735366

Password: jXCyTtKqm

Or dial:

+1 (650) 4191505 United States (San Mateo, CA)

Access Code/ Meeting ID: 092271313

Dial-in password: 9829732269

Board members present were as follows:

Olivia Niedzialek, President

Linda Pugliese, Secretary

Mike Lica, Director

CALL TO ORDER

The committee meeting was opened after Olivia Niedzialek provided rules and guidelines for the ad hoc committee.

Committee chair Samantha Uribe and Einat Steinberg were in attendance and two homeowners were also in attendance.

Liz Dace

Bruce Goodman

PROOF OF NOTICE

Mauro Vilalobos verified that the committee meeting does meet state requirements. Notice was sent out and this meeting did not have to be posted per Mauro Vilalobos for Trident Management.

DISCUSSION OF RULES AND MODIFICATIONS

Samantha Uribe presented a slide show with the committee's mission goals to propose amendments to our by-law and the Declarations (CC&R) that align with the resident's evolving needs and interests.

Develop clear, modernized amendment proposals

Present two options per topic, when possible which may include city guidelines.

Maintain transparency and resident input throughout the process.

Meetings will be held monthly for one hour.

Determine if they will be virtual or in-person.

Homeowners must be listed on the deed and must be in good standing.

To review and discuss proposed amendments, suggest additional by-laws for review, and bring written amendment suggestions to the next meeting.

In the initial review of the By-Laws the following items were suggested:

Article II-Location of Principal Office.

Article IX.4-Chairman receives additional vote.

Article X-Officers

- Add only one member per household may serve on the board.
- Ensure an odd number of Board members to avoid tie votes.

Article XVII.1- Are they allowed to make amendments at any meeting? Clarify or restrict the process.

The following are initial reviews of items of the Declarations:

Article II.1- Use Restriction (remote work allowance).

Article II.3- HOA approval for alterations.

Article II.3B- Allow metal roofs.

Article II.3D- Review wording on driveways and mailboxes.

Article II.4 – consider allowing sheds.

Article II.5 Allows wood fences up to 6 feet.

Article II.11- Remove restriction on temporary signs (for sale, birthday, etc.).

Article II.13- Review/adjust (TBD).

Article II.16- Amend to 24 hours.

Add provision for rental properties (ownership minimum of 1 year).

Bruce Goodman wanted to draw attention to Declaration article #2.22. Bruce feels that the restrictions were not renewed in 2015 as required. He also stated that if we tried to enforce it could be fought against in front of a judge. The community should make recommendations to the board and say he advised it, and while Bruce is an attorney he is acting as a homeowner in this regard not acting counsel he feels that the board should be pushed to only stick to common areas. He also believes the CCR committee should be on the board and stop the gestapos. The HOA should go back to how it was when he was on the board. Advising also that the city should be doing the enforcement and the board should only be keeping up the common areas. Neighbors or the board can call on each other to report violations.

Bruce also calls attention to elections and the timeliness of them.

Olivia Niedzialek wanted to review Declaration #14 Maintenance Assessments. The Assessment terms do not allow for Cost-of-Living Adjustments (COLA) / inflation. This would create a special assessment which would cost the Association more money because most management companies charge a percentage for each special assessment incurred each year. The millage in 1981 was 1.00 vs 2025 (current) is 3.65. Her

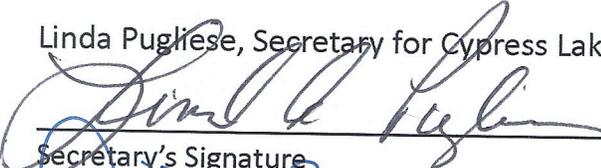
recommendation would be to add verbiage to allow for inflation so all homeowners do not incur additional expenses.

November 17, 2026 at 7:00 PM is the next committee meeting.

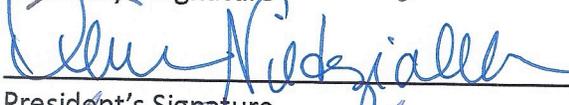
ADJOURNMENT

The meeting adjourned at 8:06 PM.

Linda Pugliese, Secretary for Cypress Lakes Homeowners' Association, INC


Secretary's Signature

11/16/25
Date


President's Signature

Nov. 12, 2025
Date


Director's Signature

11/15/25
Date