

**CYPRESS LAKES HOMEOWNERS' ASSOCIATION, INC**  
**P.O. BOX 8295**  
**CORAL SPRINGS, FL 33065**

BOARD MEETING  
MINUTES  
MULLINS HALL  
10170 NW. 29<sup>TH</sup> STREET  
COAL SPRINGS, FL 33065  
MARCH 11, 2024

Call to order. Mike L., President, called the board meeting to order at approximately 7:30 P.M.

Proof of notice for the Budget Meeting was posted at both the Coral Springs Drive and Atlantic entrances on March 9, 2024m at approximately 12:09 P.M. by Secretary Niedzialek.

Board Members in Attendance are as follows:

President, Mike Lica

Vice President, Bob Stawicki

Treasure, Kate Burtsev

Secretary, Larry Niedzialek

In attendance were twenty-two members, and the CAM representative for Trident Sally Herrera.

President Lica motioned (M1) to approve the minutes for September 14, 2023. Bob Stawicki, Vice President 2<sup>nd</sup> the motion. Motion passed by all in favor.

President Lica motioned (M2) the board to engage the law firm of Peyton-Bolin to draft an HOA collection policy for the Association. Secretary Niedzialek 2<sup>nd</sup> motion. The board members voted as follows:

Kate Burtsev, Treasurer- aye

Bob Stawicki-aye

Mike Lica-aye

Motioned passed.

President Lica raised the topic for discussion of the formation of an HOA Architectural Review Committee (ARC). After a brief discussion of said committee among the board, Mr. Andrew Marin, Mr. Todd Spohn, and Mr. David Harper volunteered to board said committee.

President Lica motioned (M3) for the adoption of electronic voting. Secretary Niedzialek 2<sup>nd</sup> motion. Motioned passed unanimously.

President Lica raised the topic for discussion of having a survey done of the HOA's common areas. The purpose of said survey would delineate homeowner property and easements from common areas; assist in determining square footage of both common area lands and outer perimeter walls for insurance purposes; facilitate any future work to common area lands and the outer perimeter walls.

President Lica raised the topic for discussion of having a licensed civil engineer evaluate the structural integrity of the HOA's outer perimeter walls, assess needed repairs, and providing an estimate for said restorations.

President Lica raised the topic for discussion of having a licensed electrician to evaluate and provide a quote for the repair to the Atlantic Blvd. entrance sign lighting. It was later determined that having the electrical box mounted on the wall would incur greater costs to the Association since it would necessitate the insuring of the wall. It was left for a later discussion to conduct a cost benefit analysis as to whether to keep the electrical box on the wall or select a free-standing electrical option.

President Lica raised the topic of discussion of amending the Associations rules and guidelines and contacting the law firm of Peyton-Bolen to provide an estimate of the cost.

Lastly, President Lica announced to the members present that Mr. David Ray had stepped down from his position as Director and that said position was now vacant. Anyone interested in being on the board could send a message to the Board via the portal at Trident.

At approximately 9:00 PM, Mike Lica motioned to (M3) adjourn the Board Meeting if there were no more business or discussions. Larry Niedzialek seconded the motion to adjourn.

Signed: Michael Lica Date: 12/2/2024  
(President)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Vice President)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Secretary)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Treasurer)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Director)