

CYPRESS LAKES HOMEOWNERS' ASSOCIATION, INC.
P.O. BOX 8295
CORAL SPRINGS, FL 33075

MINUTES

BOARD MEETING
JANUARY 26, 2023
Veteran's Hall
2503 Coral Springs Dr.
Coral Springs, FL 33065

Call to Order: Mike Lica, President, called the meeting to order.

Attendance: The following Board Members were present:

Mike Lica- President, Larry Niedzialek- V. President, Mary Miller- Secretary, Kate Burtsev- Treasurer and Bob Stawicki- Director. Danette Thompson- (CAM) Central Properties Inc.

22 Homeowners were present so a quorum was not achieved. Because there was no quorum, a homeowners forum was held whereby no votes were taken but the board heard owners' inputs regarding issues on the agenda.

Dispose of Minutes- Minutes from the Organizational Meeting held 26 April, 2023 by Marry Miller-Secretary.

Proof of Notice: Danette Thompson-CAM posted notices at both entrances 48 hours prior to this meeting.

New Business:

(1) Board discussion of the 2023 Annual Operating Budget. Ms. Thompson, Central Properties Inc., has not provided the board with the budget proposal to date. This was discussed after the meeting.

(2) HOA dues are \$300.00 per year. They may be paid in full annually by January 15th of each calendar year, or in two installments of \$150.00 on January 1st and July 1st of each calendar year.

(3) Annual HOA Meeting is set for Tuesday April, 25, 2023 at 7pm.

(4) All current board members are in compliance with Florida Statute Chapter 720 and completed the Florida State certification for new officers/directors in 2022. Copies of certificates are on file with the HOA secretary.

(5) The Board will follow the guidelines stated in the Association's by-laws for the Membership board election. The Secretary and CAM will oversee this together.

(6) **Larry Niedzialek-** motion (M1) to require all board officers/directors comply with all Federal, State, local, and Cypress Lakes Homeowners Association by-laws and declarations. All board members are to complete the Florida Board Membership Certification Course which satisfies the requirements of 718.112 (3) (b).

Kate Burtsev- seconded. Motion carried

(7) **Bob Stawicki -**motion (M2) to approve payment of Jane Bolin, Esq., an HOA attorney, for services and guidance regarding the CL HOA's status. **Larry Niedzialek-** seconded. Motion carried. The Board sought legal counsel regarding the MRTA, updating the By-Laws and declarations, election procedures, and the

redaction of sensitive material disclosed in the Operational Meeting. Ms. Bolin advised that the CL HOA was in good standing but that an official record of the bylaws did not exist. When shown and given a paper copy Ms. Bolin further advised that the by-laws although outdated were viable and should be officially recorded as soon as possible. She believed the bylaws probably existed on microfiche but were never transferred in keeping with technological advances.

(8) **Mary Miller** -motion (M3) to reimburse Mike Lica for payment of educational requirements certificate taken by current board members. **Bob Stawicki** seconded. Motion carried.

(9) **Kate Burtsev**- motion (M4) to reimburse Larry N. for two rentals of Veteran's Hall Venue in February 2023, along with credit for April which is being applied to tonight's meeting rental. **Mary Miller** seconded. Motion carried.

The board advised that residents are placing garbage and yard waste out at the curb several days before the designated pick up times. One particularly large pile of mixed yard waste and garbage sat on the street for one month before Waste Pro picked it up. Garbage can be placed at the curb the evening before Tuesday and Friday designated collection. Regarding large bulk items such as tree trimming/clippings Waste Pro must be contacted to schedule pickup.

The board advised that no new officers had been added to the bank account despite numerous discussions of this topic with Danette Thompson-CAM and Bruce Goodman. Ms. Thompson advised members that she didn't know who was on the bank account signature cards and that she used a debit card to pay the bills. The board required Ms. Thompson and B. Goodman to correct and update the Sun Biz corporation officer names so the bank accounts could be changed to reflect the current officers and to ensure that the CL HOA would be in compliance with the Federal Corporation laws governing the Association.

The floor was open for members to speak on a topic.

Members discussed the following topics in an open forum: Pet owners walking in the neighborhood are not picking up after their pet; Rental property yards tend to be poorly maintained; Rental property owners should be required to conduct background checks (financial and criminal) on prospective renters/tenants; Board should conduct all business in a transparent manner, work together for the common community cause, and know what is being spent; Storage of boats, RV's, and trailers; Outdated HOA declarations; Items currently not permitted under the by-laws i.e., wooden fences, sheds, etc.); Going green to reduce HOA costs; Installing neighborhood reading book boxes; Creating a CL HOA web page for *residents only* to allow easy access to important documents and news about our HOA. Possible addition to by-laws requiring homeowners to own their home for 1 year before it can be rented out; Speed bumps; Creation of Neighborhood Watch; and Installation of cameras at both entrances provided by CSPD.

A Meta (FaceBook) page was created by one of our homeowners and is currently open to all homeowners and their children. The page is: **Cypress Lakes Community of Coral Springs, FL**

These are all great ideas and to make changes we need to come together as a community to vote on a variety of diverse issues. We are a neighborhood of 145 homes. We all have the same vested interest in our properties and we all have a voice. We need 2/3 (96.6666- 97) to vote on passing these proposals so the Board can file them with Broward County. We CAN do this! If you have any idea(s) we want to hear from you. The current board would like to move forward in making changes and bringing our HOA into the 21st century.

Adjournment

Mike L., President made a motion (M5) to adjourn the meeting. The motion was seconded by Larry N., Vice President.

The Meeting adjourned at 8:30 pm.

Post-Board Meeting Discussions

After the meeting, board members remained around the table and decided to increase the size of the board by two additional members. Motions were made to reaffirm individual members and their title on the board as follows:

Larry N. motioned that Mike L. be President
Mary M. motioned that Larry N. be Vice President
Bruce G. motioned that Kate B. be Treasurer
Larry N. motioned that Bruce G. be Director
Mike L. motioned that Chuck S. be Director
Larry N. motioned that Mary M. be Secretary

All motions were seconded, and all motions carried. These motions increased the board from 5 to 7 members.

Approval of Minutes:

Signed: Michael Lee Date 3/29/23
President, Cypress Lakes HOA, Inc.

Print Name: Michael Lee

Signed: Mary C. Miller Date 29 March 2023
Secretary, Cypress Lakes HOA, Inc.

Print Name: Mary C. Miller

January 24, 2023

SIGN IN LIST

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