

CYPRESS LAKES HOMEOWNERS' ASSOCIATION, INC.
P.O. BOX 8295
Coral Springs, FL 33075

MINUTES

MEMBERSHIP ANNUAL MEETING
10170 NW 29TH STREET
Coral Springs, FL 33065
Tuesday April 25, 2023
7:00 to 9:00 P.M.

Mike Lica, President called the Membership Meeting to order at 7:22 P.M.

Attendance: The following Board Members were present:
Mike Lica-President, Bob Stawicki- Vice President, Larry Niedzialek-Secretary,
and Bruce Goodman-Director.
Danette Thompson-(CAM) Central Properties, Inc.,

Kate Burtsev- Treasurer and Charles Sierra- Director was absent.

Also in attendance were 23 members

Larry Niedzialek read the minutes for the Board Meeting on March 28, 2023. After reading the minutes and motion to approve the minutes, Director Bruce Goodman interrupted the approval to advise the Secretary that this was a membership meeting and that the minutes were from a board meeting and they couldn't approve them in a membership meeting. Mike Lica asked Danette Thompson (CAM) what the rule was on that. Ms. Thompson said Bruce was right. The Secretary picked up the next minutes from the April 15, 2023 minutes to read and was stopped. Danette Thompson then asked Larry if he had proxies. Larry advised we did and then requested a member of the association to volunteer with the election process. Olivia then advised Larry to read the other minutes and approve them. The property manager then advised he couldn't read board minutes. The Secretary then advised the minutes were for an Emergency Board Meeting held April 15, 2023 and they were important to the meeting. Since Mary Miller resigned as secretary, Larry Niedzialek was appointed to Secretary and Bob Stawicki was appointed to Vice President. Kate Burtsev, Mike Lica, and Bob Stawicki then handed their ten

signature nomination forms to Larry Niedzialek to meet the requirements for the 10 signatures for the election. Larry Niedzialek produced his. Since the CAM was not present at the meeting, the Secretary retained all nomination forms. Kate also handed her proxy to the Secretary and advised she would be traveling the day of the Membership meeting and wanted to make sure her vote counted. The meeting was adjourned to then go to the bank to change the HOA accounts at Bank of America.

Mr. Sigman questioned the board about the 2022 Tax return and the property manager signing the return. He questioned the CAM's signature as an officer and asked if it was notarized. Several members advised the return needed to be refiled with an Officer's signature.

While the CAM was verifying the number of members in attendance and the proxies that were called forward. The members talk about spraying the Ficus, tree trimming, and tree removal. Many homeowners were concerned with the wall damage from the large trees. Danette Thompson advised they had gotten bids, but the board had not approved the cutting. A member made a motion to approve the cutting of the two trees and several members 2nd the motion. Another member asked if the bid had the license, insurance, and workers' comp insurance attached to the bid. When the board advised it did not, the member advised that he was a contractor and that those items need to be attached to the bid before it is awarded. Fiberoptic lines, landscaping rules and the number of trees, the board sending out a letter to homeowners for issues before the City is called- being neighborly.

Danette Thompson, CAM advised that we had a quorum of the members. 28 Members in attendance and 25 proxies. 29 Proxies were submitted and 4 were voided by the CAM.

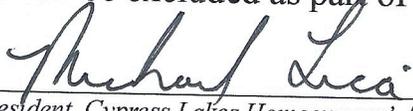
Larry, Secretary stated that there were five (5) members that submitted the 10-signature nominations before the deadline. Mike Lica, Kate Burtsev, Bob Stawicki, Dave Ray and myself. Because no other people qualified and we had 5 members eligible, the members said that there was no need for an election.

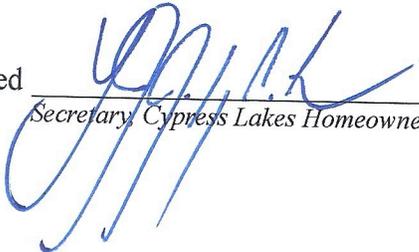
The new board officers/director for 2023 were announced as staying as the current titles with Dave Ray being Director for the year.

Mike L. motioned to adjourn the meeting.
Larry N. with many other members 2nd
Membership meeting adjourned at 8:42 P.M.

NOTE:

** Central Properties Realty, Inc. Danette Thompson, CAM did not provide evidence of Proof of Notice Affidavit for this meeting see Florida Statute 720.306 (5) which will be excluded as part of the official record.

Signed  Date: MAY 18, 23
President, Cypress Lakes Homeowners' Assoc., Inc

Signed  Date: MAY 18, 2023
Secretary, Cypress Lakes Homeowners' Assoc., Inc.

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

MEMBERSHIP MEETING AGENDA

April 25, 2023 7:00 PM

Mullins Hall

10170 NW 29 St.

Coral Springs, Florida 33065

- A. Meeting called to order and rules set for the meeting.
Please do not be disruptive or interrupt the meeting of the board. If you do so, you may be asked to leave. When the Board Members have concluded board business, the floor will be prompted for an open forum in which homeowners will be called upon one at a time to speak on any topic in regards to our community for up to three minutes. When called upon, please state your name and address. This is important so the Secretary can enter it for the minutes of the meeting.
- B. Roll Call
- C. Proof of Notice
- D. Reading and disposal of unapproved minutes.
- E. Treasurer Report
- F. Old/New Business
1. CLHOA entrance sign on right off Coral Springs Drive.
 2. P.O. Box
- G. Open Forum for Members
- H. Voting
- I. Adjournment.
- J. Organizational Meeting

SIGN IN SHEET DATE : April 25, 2023

NAME	ADDRESS	EMAIL ADDRESS
Cohen	841 NW 107 Lane	chelymo@me.com
King	10877 NW 9th Mnvr	michelleking02@yahoo.com
GILBERT	894 NW 108 LANE	sgilbert399@gmail.com
SHERMAN	933 NW 110th AVE	JuliaSherman1@gmail.com jaryssherman@gmail.com
WIERLING	919 NW 110 AVE	AWIERLING@BELL SOUTH.NET
Simoniello	891 NW 109 Twn	MARCOASTONE@aol.com
Castro Figueroa	872 NW 108th Lane	Kcastro0623@gmail.com
Lisa Levine	895 NW 110 Lane	LEMLabc@aol.com
Andres Jordan	839 NW 110 Lane	ayordan1@gmail.com
Einat Steinberg	1082 NW 110 Ln	
Luis Mateu	800 NW 110 LN	luisMateuR@gmail.com
Arnold Singman	873 NW 110 LN	acearn@aol.com
DAUR Ray	1020 NW 107 LN	Choray24@gmail.com
Richard Fletcher	10855 NW 9th Ave	Richreb/iss1@gmail.com
Dawn Musil	1077 NW 110th Lane	dsmusil@yahoo.com
Darren Dase	10837 NW 9th Manor	dasedm@yahoo.com

SIGN IN SHEET DATE : April 25, 2023

NAME	ADDRESS	EMAIL ADDRESS
Mary C. Miller	10801 NW 9th Ct, CS Fc	marymiller10801@att.net
HARTLEY + RHONDA CASSEMAN	10801 NW 8 Ct 33171	
Marla Jwootky	10830 NW 8 Ct	
SAFAA TURAMA	10944 NW 8th	
Shawn Regan	935 NW 110th Lane	shawnmregan@hotmail.com
Daniel Tetteh	906 NW 110th ave	d.tetteh@yahoo.com
Tulio E Escobar	10846 NW 9th	Tescobar@Astrophysicsinc.com 9543838531

~~ACTIVITY SALES RECEIPT~~

Receipt # 1893580
Payment Date: 03/20/2023
Household: 21968
Home Phone: (954)341-9089

CYPRESS LAKES HOMEOW
P.O. BOX 8295
DANETTE THOMPSON
CORAL SPRINGS FL 33075

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

Reservation Details: Mullins Hall, Mullins Hall

Address: 10170 NW 29th Street, Coral Springs, FL, 33065
Reserv. Contact: Cypress Lakes Homeow
Phone Number: (954)341-9089
Reserv. Number: 114719
Status: Firm
Purpose: HOA meeting 50 chairs- 3(8ft tables)
Anticipated Count: 50

<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>
Tue 04/25/2023 6:30P to 9:00P	56.34	56.34	56.34	56.34	0.00

<u>Fee Description</u>	<u>Amount</u>	<u>Count</u>	<u>Discount</u>	<u>Sales Tax</u>	<u>Total Fee</u>
Single permit fee	13.74	1.00	0.00	0.00	13.74
Mullins Meeting (2 per month)	42.60	1.00	0.00	0.00	42.60

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: _____