TRIDENT MANAGEMENT

CYPRESS LAKES HOMEOWNER'S ASSOCIATION, INC.

Notice of Board Meeting

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws that the Board of Directors of the Association will be holding a board meeting via RingCentral and in person at the following location and via Ringcentral

Tuesday, December 9, 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/474998831?pw=5b27f828436c6458ce530bf7187afdc3

Meeting ID: 474998831
Password: hzTpgbuYtG
Or dial:
+1 (650) 4191505 United States (San Mateo, CA)
Access Code / Meeting ID: 092271313
Dial-in password: 9829732269

Agenda

1. Call to Order
2. Certification of Quorum
3. Proof of Notice
4. Board Rules
5. Approval of Minutes
6. Treasurer Report
7. Appointment of Treasurer
8. Wall Memo /Engineering
9. 2026 Budget Cover Letter
10. Landscaping Proposals
11. New Homeowners
12. Electrical update (lights)
13. Management Proposals
14. Jane Bolin, PL invoices
15. Election /Annual Membership Meeting
16. Resolution to Republish
17. Wall Assessment report (Calc Engineering, LLC)
18. Committee Follow-up
19. ForensiS Billing
20. Old Business
21. New Business
22. Owner Comments
23. Adjournment

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BOARD MEETING

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1. CALL to ORDER

The meeting was called to order by Olivia Niedzialek, President, at 7:04 PM.

2.CERTIFICATION of QUORUM

Linda Pugliese, Secretary, conducted roll call as follows:

Kate Burtsev, Director- present
Tulio Escobar, Director- present
Andres Jordan, Vice President- absent
Mike Lica, Director-present
Olivia Niedzialek, President/Treasurer- present
Linda Pugliese, Secretary-present

Quorum was established.
There were seven homeowners in attendance.
Mauro Villalobos, CAM for Trident Management, was also in attendance.

3. POOF of NOTICE

Linda Pugliese provided the agenda for this meeting that had been sent via email blast by Trident Management on Friday, December 5, 2025, for all homeowners that have opted in for transmittals. The agenda was also posted at the Coral Springs Drive and the Atlantic Blvd. entrances by Olivia Niedzialek, President/Treasurer on Saturday, December 6, 2025 at 9:03 PM.

4. BOARD RULES

Olivia Niedzialek, President/Treasurer, provided the board rules for the meeting.

5. APPROVAL of MINUTES

The minutes for the board meeting for June 24, 2025, were sent via email for all board members to review prior to this meeting. Olivia Niedzialek motioned to approve the minutes. Mike Lica seconded the motion. The votes were as follows:

Kate Burtsev, aye
Tulio Escobar, aye
Mike Lica, aye
Olivia Niedzialek, aye

Linda Pugliese, aye

The motion passed to approve the June 24, 2025, Board Meeting Minutes.

The minutes for the October 14, 2025 board meeting were presented again for board approval. Olivia Niedzialek motioned to approve the minutes. Mike Lica seconded the motion. The votes were as follows:

Kate Burtsev interrupted the vote wanting to discuss, stating that the board cannot discuss over emails. Linda Pugliese corrected Kate Burtsev's stating we cannot vote in emails.

Kate Burtsev requested the minutes to reflect that Scott Musil requested to remain on the board as director and someone else be appointed to the Secretary's position. Mrs. Burtsev noted that Scott Musil quit and left online during the meeting.

Kate Burtsev, no
Tulio Escobar, aye
Mike Lica, aye
Olivia Niedzialek, aye
Linda Pugliese, aye

The motion passed to approve the October 14, 2025 Board Meeting Minutes.

The October 20, 2025 Committee Minutes and July 29, 2025, Board Minutes were previously approved and are still pending some of the Board member's signatures.

The minutes for November 11, 2025 were sent via email for all board members to review prior to this meeting. Olivia Niedzialek motioned to approve the minutes. Mike Lica seconded the motion. The votes were as follows:

Kate Burtsev interrupted stating that there was an item that was not addressed. Mrs. Burtsev said she sent the request to Linda Pugliese yesterday or today and it was not addressed. Linda Pugliese stated that Kate Burtsev had the minutes for six days and sent the request today. Olivia Niedzialek requested that Kate Burtsev read aloud what she has highlighted. Kate Burtsev requested a motion to add the highlighted area that she had provided on her screen. Olivia Niedzialek again asked Kate Burtsev to read aloud what she had written. Kate Burtsev read aloud the following:
Kate Burtsev mentioned that this issue was brought to Trident's attention two weeks ago. We have followed-up two times already, but there is no response back yet. Since the demand letters were inaccurate, Kate Burtsev requested to remove the $45.00 Demand Letter charges from all the homeowners. Kate Burtsev asked Mauro Villalobos why it takes Trident's Accounting Department to get back to us for such a long time. Kate Burtsev mentioned an email that we had to follow up six times on the billing issues. Kate Burtsev asked Mauro Villalobos to follow-up on this matter.
Olivia Niedzialek motioned again to approve the minutes for November 11, 2025 including what Kate Burtsev stated. Mike Lica seconded the motion.

Tulio Escobar, aye
Mike Lica, aye
Linda Pugliese, aye
Kate Burtsev, aye

Olivia Niedzialek, aye

The motion passed to approve the November 11, 2025 Board Meeting Minutes.

The minutes for the board meeting for November 22, 2025, were sent via email for all board members to review prior to this meeting. Olivia Niedzialek motioned to approve the minutes. Mike Lica seconded the motion. The votes were as follows:

Tulio Escobar, aye
Mike Lica, aye
Kate Burtsev, aye
Olivia Niedzialek, aye
Linda Pugliese, aye

The motion passed to approve the November 22, 2025 Board Meeting Minutes.

Olivia Niedzialek, President, stated the minutes for September 11, 2025 were the only minutes from the previous Secretary pending completion/approval. Linda Pugliese said she was working on them.

6. TREASURER REPORTS

Olivia Niedzialek, President/Treasurer, provided the following information.

The Operating Account balance for Citizens was $34,264.51.
The Operating Account balance for Bank of America was $2,897.44.
The Reserve Account balance for Citizens was $6,568.89.
The Reserve Account balance for Bank of America was $22,840.77.

There are currently eight homeowners in arrears totaling $4,191.25. This total does not include any interest.

Kate Burtsev interrupted and added that there were still accounting issues including the $45.00 that should be removed from the homeowner's accounts. This has been addressed with Trident in the middle of October, but no corrections have been made yet. There is also an intent to lien fee of $150.00.

Olivia Niedzialek stated that it had been removed.

Kate Burtsev questioned a $164.02 refund for mailing inaccurate demand letters over a month ago. Trident has not responded to that charge yet. Also, a $92.71 charge requested a refund for inaccurate billing over a month ago and we still do not have the credit.

Kate Burtsev also noted that Trident charged compound interest rates in November to several homeowner accounts. Compound interest rates violate Florida Statute 720.3085 and it was brought to Trident's attention to make the correction by Kate Burtsev.

A home on 9th Manor sold in November. The new homeowner paid HOA dues via title check and the payment is credited to the old homeowner's account. The request was made to Trident to credit the correct homeowner this week.

Kate Burtsev stated she had six issues with Trident Management's accounting/billing at this time.

7. APPOINTMENT of TREASURER

On November 12, 2025, Kate Burtsev notified the board via email that she was not going to assume the Secretary's position that she had requested in the November 11, 2025 board meeting. In the same email she also stated she would no longer be the Treasurer and requested to only be a director on the

board. The written notifications did not have an effective date. All emails regarding Mrs. Burtsev's resignation will be part of the minutes for Saturday, November 22, 2025 official records. Each board member was polled at the meeting and asked if they wanted to take the Treasurer's position. At that time no board member stepped forward.

At this time the Board has an opening for the Treasurer's position. Anyone interested in the position, please notify any board member or send a notice to the board via email through Trident's portal. This position is to fulfill the remainder of the term until the upcoming election.
You may notify any board member or send an email through Trident's portal to the board. They will be required to take a board certification class to meet the Florida Statute requirement.

Olivia Niedzialek as President and Treasurer called for a fiscal audit. This is a requirement in our By-Laws. It does not appear that any third-party audit has been performed in years. Olivia Niedzialek stated as Treasurer it was her fiduciary duty to call for the audit. As President, Olivia Niedzialek was not trying to influence anyone's vote. This is the audit that is listed under the duty and responsibilities of the Treasurer in our By-Laws.

Olivia Niedzialek motioned to call for a year-end fiscal audit that is described in our By-Laws under the Treasurer's duties. Mike Lica seconded the motion. Olivia Niedzialek called for a discussion.

Mike Lica agreed with this because we were getting a new management company and with all of the discrepancies with accounting noted by Kate Burtsev and Olivia Niedzialek it would be a good idea before we turn it over to a new management company in the near future.

Kate Burtsev stated the Statute does not require us to perform an audit because the revenue threshold is below a certain amount. She agreed we needed to have clear books, but any audit would not check for discrepancies of the dollar amount that is less than the reality. There will be a risk of not having it down to the cents or dollar amount.

Olivia Niedzialek stated there were different types of audits and the Board would need to clarify which type of audit we need.

Kate Burtsev interrupted and added we needed to clarify which type of audit we are going to do.

Olivia Niedzialek restated the Treasurer is supposed to call for a year-end fiscal audit of our books every year.

Kate Burtsev said that fiscal meant financial statements not the homeowner account audit.

Linda Pugliese shared with the Board when she took the certification classes they were pretty clear about there being a forensic audit at the end of every year which was effective January 2025.

Olivia Niedzialek said a lot of changes have occurred in 2025, and most of it had to do with the building that fell, Seaside, which has brought on a bunch of new regulations from the State of Florida.
The board will look at what type of audit we need and get pricing before we vote on it, it was to get bids. Linda Pugliese seconded the motion. The vote was noted as follows:

Linda Pugliese, aye
Mike Lica, aye
Kate Burtsev, aye
Tulio Escobar, aye
Olivia Niedzialek, aye

The motion passed to look into what type of audit we need and get pricing.

8. WALL MEMO/ENGINEERING

Olivia Niedzialek, President/Treasurer, discussed a memo that she generated in November to accompany the Wall Memo that the board attorney, Jane Bolin, PA, drew up on May 27, 2025. All board members have reviewed that memo. Olivia Niedzialek asked if anyone wanted to have a discussion. No board member wanted to discuss. Olivia Niedzialek, President/Treasurer, motioned to mail both the Wall Memo from Jane Bolin's office and the memo that Mrs. Niedzialek penned and also post it at both entrances. Homeowners need plenty of notice that the wall will be accessible on both sides. Mike Lica seconded the motion. The votes were noted as follows:

Linda Pugliese, aye
Mike Lica, aye
Kate Burtsev, aye
Tulio Escobar, aye
Olivia Niedzialek, yes

The motion passed to mail and post the Wall Memo from Jane Bolin, PA, and the one that Olivia Niedzialek also drew up.

9. 2026 BUDGET COVER LETTER

Olivia Niedzialek generated a Budget Cover letter to accompany the 2026 Budget. Trident Management mailed the 2026 Budget on November 12, 2025, without board knowledge/review. Olivia Niedzialek shared with the Board members that the Budget Letter she generated discloses several items that the board needs to address which provides full disclosure of the interest and the 30-day grace period. Olivia Niedzialek did not contact the attorney for clarification as she was basing her decision to pen the letter based on her years in collections.

Olivia Niedzialek motioned to mail and post the Budget Cover Letter generated to be mailed, emailed, and posted at both entrances. Linda Pugliese seconded the motion. The votes were noted as follows:

Mike Lica, aye
Linda Pugliese, aye
Kate Burtsev, aye
Tulio Escobar, aye
Olivia Niedzialek, aye

The motion passed to mail and post the Budget Cover Letter generated on November 12, 2025, by Olivia Niedzialek.

Olivia Niedzialek asked Mauro Villalobos if they could just email the people that are signed up for email and the others that are not, to mail those. Mauro Villalobos said they could email to everyone they didn't have to mail it and treat it like it is a board notice.

10. LANDSCAPING PROPOSALS

The board received three bids for landscaping from the following companies.
Some companies had add-ons to their proposal which increased the bid.

Auchter Enterprises- Current vender at $1,440.00 per month.
Rich Muller Lawn Service- $1260.00. They remove the litter on the cutting basis noting that our current vendor does not.
AR Green INC. $4,980.00 per month. This included all homeowner lawns minus inside of fences.

Kate Burtsev asked for the board to get AR Green to reprice without homeowner's yard included in the pricing and also wanted to know what turf maintenance is.

Mike Lica explained that turf maintenance is cutting of the grass; it is not spraying.

Olivia Niedzialek stated that spraying is not part of our current vendor Auchter, but it is built into the price with Muller.

Linda Pugliese said that Muller sprays for bugs and weeds as part of their regular service which we are currently not getting.

Olivia Niedzialek stated that Muller offers more, and they are actually cheaper than Auchter which includes picking up the litter every service.
Linda Pugliese suggested we give Muller a chance because they offered more and they would save us money.

Mike Lica questioned if they had the proper license and insurance.
Olivia Niedzialek stated this was provided by Trident that has already been vetted. Mauro Villalobos said it was one of their vendors and the turnover would be pretty quick because they have all of their paperwork.

Einat Steinberg interrupted the board meeting to ask a question.
Olivia Niedzialek asked Einat Steinberg to please not interrupt the board meeting while the board was conducting board business and to wait until homeowner comments as the board requested.
Einat Steinberg said the Board was trying to change things, and it was costing the homeowners more money.

Linda Pugliese stated the Board was trying to save money.

Einat Steinberg said the Board was going with the company that was going to cut everyone's grass.
Linda Pugliese said that was AR Green.
Olivia Niedzialek called out-of-order for Einat Steinberg, and asked her to please stop interrupting the Board and pay attention. Rich Muller was cheaper.

Einat Steinberg said she was asking a question, and that there was no need to be rude.

Olivia Niedzialek called out-of-order again, and asked that the homeowner please listen to the Board and not interrupt so the Board can conduct important business.

Einat Steinburg stated you're so rude it's in-fucking-sane.

Linda Pugliese said she was not being rude, that AR Green was interesting, but the Board had moved on.

Einat Steinburg thinks it is a community meeting and there was no need to call out-of-order. We are allowed to discuss things, she understood it was organized, but it's okay to interrupt for a question without being called rude or out-of-order.

Linda Pugliese explained that the Board had moved from AR Green, and that they were cheaper and provided more services than our current vendor. There is a place and time in every meeting when homeowners can be heard. At that time, we will go through any of the issues. The board minutes are costing me days, we need to keep this moving in an organized fashion, and it will be better for everyone. You will always have your time.

Tulio Escobar clarified that "out-of-order" is a proper word that needs to be said when something is not right. Olivia Niedzialek was not trying to be rude, she is trying to get the business moving and it is the correct word that we need to use, "out-of-order". It is not being rude.
Linda Pugliese agreed, and it was not the way she said it. It's because she had to say it six times to the homeowner that continues to interrupt.

Olivia Niedzialek motioned to award Rich Muller Lawn Service for $1,260.00 per month for the common area. Tulio Escobar seconded the motion. The votes were as follows:

Linda Pugliese-aye
Mike Lica-aye
Kate Burtsev-aye
Tulio Escobar-aye
Olivia Niedzialek-aye

The motion passed to award Rich Muller Lawn Service $1,260.00 per month for the common area.

11. NEW HOMEOWNERS

Olivia Niedzialek shared that some new homeowners were not aware that we have covenants, conditions, and restrictions. Olivia Niedzialek is going to drive over to a neighborhood, and take pictures of a sign that they installed, and send it in a board email for the Board to look at possibly posting. The Board will need to check to see how much the signs will cost and look at different options. The signs will notify anyone entering the Association that we are an HOA.

Linda Pugliese said her new neighbor next door was unaware that we were an HOA, and was not aware of the upcoming dues that are due in January. He was told it was a non-homeowner's association community. This needs to be fixed. People need to know what they are buying into. Linda Pugliese is working on a list of rules to ensure that every homeowner in this community has them, and they need to be transferred when they sell their home.

Olivia Niedzialek stated that she had looked at other documents and we do not have any type of disclosure documents that a homeowner signs when they purchase advising they acknowledge the HOA, nor do we have any document agreement when a homeowner sells that they will notify the Board. In other HOAs they get something at their closing which also includes the documents.

12. ELECTRICAL UPDATE (SITE LIGHTS)

Sedlock Electrical is currently working on the site lights, and stated they should be finished before the end-of-the-year.

Mr. Sedlock stated that he had sent in a draw request to Trident Management.
Mauro Villalobos with Trident Management stated they had not received anything.

Olivia Niedzialek said the board would be sending an email to Trident tomorrow. Mr. Sedlock was almost finished with the work and needed a draw payment.

13. MANAGEMENT PROPOSALS

In the last Board meeting the Board narrowed the companies down to:

All County
Hawk-Eye
Royale Management

In November's meeting, the Board did not assign a Board member to be the contact for Jane Bolin. After reviewing the previous emails, Olivia Niedzialek noticed that Kate Burtsev had already sent All County's contract in to Jane Bolin for review. Jane Bolin does not need to review All County's proposal again. The current board members were sent Jane Bolin's remarks regarding All County.

Linda Pugliese said that Hawk-Eye came back and offered things for us to choose them. Jane Bolin had already given her review of All County's contract, and Royale was charging extra for almost every item. Linda Pugliese requested a motion to approve Hawk-Eye, and send just that one contract contingent on Jane Bolin's review.

Olivia Niedzialek motioned to accept Hawk-Eye's new proposal which included the $4800.00 yearly decrease, free onboarding, and the first month free contingent on Jane Bolin's review to service our accounts. Linda Pugliese seconded the motion. The votes were as follows:

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

Kate Burtsev interrupted the vote to ask if we had a new update proposal on Hawk-Eye.
Linda Pugliese said that Olivia Niedzialek sent it out three weeks ago.

Olivia Niedzialek, yes
Kate Burtsev, yes

Motion passed to award Hawk-Eye Management the contract contingent on Jane Bolin's review.

Olivia Niedzialek motioned for Linda Pugliese to be the contact to Jane Bolin for Hawk-Eye's contact. Board members will be CC'ed and will follow email etiquette. Mike Lica seconded the motion. The votes were as follows:

Mike Lica, aye
Kate Burtsev, aye
Tulio Escobar, aye
Olivia Niedzialek, aye

Linda Pugliese, aye

The motion passed.

14. JANE BOIN, PL INVOICES

Olivia Niedzialek shared with the community that the invoice for Jane Bolin, PA, dated November 01, 2025, has not been approved by any board member at this time and provided the following information.

October 7, 2025, Review for multiple emails approval of fence for $120.00.
(Andrew Marin and Mike Lica emails)

An inquiry to terminate the HOA made by Kate Burtsev.
Jane Bolin stated that she believed that we voted on something that we should not have voted on.

Olivia Niedzialek emailed Jane Bolin and stated that we had not voted to dissolve the HOA, and that the HOA was not going to pay for any of the work.

Linda Pugliese questioned why we were spending money on something she spent an hour on the internet researching, and it is something that cannot be dissolved. It goes with the land, and Pompano Beach gave the land to Coral Springs.

Olivia Niedzialek understood why the Board members did not want to pay for the charges because the Board did not agree with, or had prior knowledge that Kate Burtsev was going to request the information. There had been no previous board discussion. Jane Bolin has told the board that we are to discuss in board meetings before we contact the attorney. Olivia Niedzialek acknowledged that some Board members had been contacting Jane Bolin without prior board approval.

Olivia Niedzialek asked Kate Burtsev if she discussed this with any other board member before she contacted Jane Bolin.

Kate Burtsev said there was no policy in place that only Olivia Niedzialek could contact Jane Bolin.

Olivia Niedzialek explained that contacting the attorney is to be noted on the agenda, we have an open-board discussion about any item before the attorney is contacted. Jane Bolin has stated this in every meeting we have had with her.

Linda Pugliese shared that it should be an open-board consensus.

Kat Burtsev stated that is not what Jane Bolin said. It is a false statement. Kate Burtsev then referenced an email from Olivia Niedzialek dated October 15, 2025, that highlighted any board member can contact Jane Bolin on behalf of the board.

Linda Pugliese told Kate Burtsev that she did not consult the Board.

Kate Burtsev said it was not a personal question it was on behalf of the Board and related to the board.

Linda Pugliese said the Board did not vote on that.
Kate Burtsev stated that we did not have to vote on that.
Olivia Niedzialek advised that we do have to vote on it.
Mike Lica said it's on behalf of the Board.

Linda Pugliese explained if it's on behalf of the Board you must have a board consensus. Kate Burtsev did not ask the Board she just sent the email and spent Homeowner's money and it's not right.

Kate Burtsev asked Linda Pugliese if she had reviewed all of the invoices, and she is picking and choosing for some reason. Olivia Niedzialek does not mention emails that she sends to the attorney without copying all of the board members which were multiple-page emails.

Linda Pugliese said she tried to contact Jane Bolin when she was being attacked by the Board prior to being on the Board and was told that Jane Bolin does not speak to homeowners.
Linda Pugliese has all of the invoices and is going through them. The minutes are priority and she has meetings that are behind that she is trying to complete. It is difficult to get everything done. She will go through all of the invoices, and she will tell all of the homeowners who spent what, when, and on what. It seems a couple are spending more money with the attorney than others. At this time Linda Pugliese is not putting names out.

Olivia Niedzialek made the motion that the board pay the invoice. Linda Pugliese seconded the motion. The votes were as follows: Mike Lica, aye

Kate Burtsev, aye
Linda Pugliese, aye

Tulio Escobar stated that the person that contacted the lawyer should have to pay that invoice. We know that we have to go through the Board before we contact the attorney. Going to the attorney to dissolve the Association is not possible. Just saying it was possible, that would change our deeds on our home, and would require some to possibly get a new loan and a new interest rate. Homeowners need to understand the consequences of this. Tulio Escobar does not want to vote on an item that was not correct, this is out-of-the-rules, and Kate Burtsev should be responsible for the bill.

Linda Pugliese agreed with Tulio Escobar and wanted to know if there were any other options.
Tulio Escobar said he would vote yes to pay the attorney, but wanted the Board to follow-up and agreed to pay the bill to keep from having a suit from the attorney.

Tulio Escobar, yes

Olivia Niedzialek stated she was not going to vote not to pay it because she knew that Jane Bolin could sue us for the payment. Olivia Niedzialek was unsure if we could legally make Kate Burtsev pay the invoice because she did not get board approval/ board discussion before she contacted Jane Bolin. Jane Bolin has stated it many times.
Mike Lica agreed.
Olivia Niedzialek did not want to go on record agreeing to paying the invoice, but noted it had better never happen again and if it did, the Board had better make that person pay the bill.

Olivia Niedzialek, yes

Olivia Niedzialek suggested that the Board put it up for the homeowners to vote on for the homeowner/Board member (Kate Burtsev) to reimburse the Association. The charges were unnecessary.

The total was $403.50, the motion passed.

Linda Pugliese added that the money that was used to keep her from voting was community money.

Olivia Niedzialek stated that was $400.00, and all they had to do was contact Linda Pugliese and ask her for the paperwork instead of going through the attorney. Scott Musil stated it was not his job to do, but Olivia Niedzialek disagreed. If a board member challenges something, then you must give the homeowner the opportunity to cure it.

Linda Pugliese had to contact her own personal attorney and was advised the Board has to give her a chance to cure the decision. The only reason that she did not go further with it was to save the community money.

Olivia Niedzialek thanked Linda Pugliese because she could have gone further, and that the Board as a whole did not agree with what had transpired.

The Board is gathering all invoices for Jane Bolin for review. A breakdown of the charges, and the reason for each charge will be reported by the current Secretary, Linda Pugliese, at the next board meeting.

15. ELECTION AND ANNUAL MEMBERSHIP MEETING

Linda Pugliese and Andres Jordan both completed their certification November 18, 2025. Both told Olivia Niedzialek that we were to send out a letter to homeowners that are in arrears advising them that they could not participate or vote in the election. Olivia Niedzialek asked Mauro Villalobos, CAM, if Trident sent those letters out 60 days in advance.
Linda Pugliese said it was 90 days.
Mauro Villalobos said the Board would have to pass a resolution to be able to do that.
Olivia Niedzialek stated she read the new mandate by the State, and it was effective January 1, 2025.

Mauro Villalobos said it was not a new rule; regardless it did not go out. All homeowners got the exact same package which included the 10-signature page.

Tulio Escobar requested a motion to postpone the elections due to the management company not completing the mailouts correctly, thereby ensuring the election does not have any future issues. Linda Pugliese seconded the motion.

Olivia Niedzialek advised the community that the Board is trying to protect the community as a whole. If the election is not followed by State guidelines the election can be challenged. This could cost the Association as a whole up to $60,000.00 for the State to investigate it.

Olivia Niedzialek also had concerns that the election is set for January 5, 2026, and our dues are due in full January 1. Anyone that is not current on January 5, could not participate. Having done the books

after the former management company quit, Olivia Niedzialek believed that the Association would not achieve membership quorum on January 5th.

Mauro Villalobos recommended the Board to contact the attorney before canceling the election again, for no reason.

Linda Pugliese asked Mauro Villalobos if we are mandated to take the class, then why does the management company tell us to disregard what we were taught.

Tulio Escobar called out-of-order.
Olivia Niedzialek corrected with point-of-order and thanked Tulio Escobar. A motion was on the floor.

Olivia Niedzialek motioned to postpone the Annual Membership and Election until a new management company is in place to ensure our election is in compliance with Florida Statutes and our documents as well. Tulio Escobar seconded the motion. The votes were as follows:

Mike Lica, aye
Linda Pugliese, aye
Tulio Escobar, aye
Kate Burtsev, opposed
Olivia Niedzialek, aye.

The motion passed.

16. RESOLUTION to REPUBLISH

Olivia Niedzialek noted Tulio Escobar, Director, was denied his fiduciary duty to sign the Resolution to Republish in June when it passed. Tulio Escobar, Director, signed the Minutes for May and the Resolution to Republish after they were turned over by former Secretary Musil to the new Secretary Linda Pugliese on November 5, 2025.

Olivia Niedzialek asked Linda Pugliese when she contacted Jane Bolin regarding the management contract to please send the Resolution for Jane Bolin to file. This should have already been recorded.

Linda Pugliese added that the Board is working on documents for all homeowners. Once the Resolution is completed, we will be able to enforce which include homeowner fees, going rule by rule with the suggestions from the Committee, and matching them with the City.
Setting up a maintenance schedule is also being generated so the community knows what our obligations are. If a new Board comes in they can change it, but we are going to have rules and guidelines printed for all homeowners. Homeowners will be responsible at closing to give those to the realtor company to ensure that new homeowners are aware.

Olivia Niedzialek added that when a homeowner bought into the community, a legal binding contract was made with conditions, restrictions , and covenants either knowing or not knowing between the seller and the buyer.

Tulio Escobar commented that any new homeowner needed to go through the Board to get approval; it is part of the process.

Olivia Niedzialek added that we do not have anything in our documents that state that we can do background checks. Most Board members would like to add background checks and believe the committee also suggested it.

Linda Pugliese suggested it be done on the rental homes.

Olivia Niedzialek thinks that we would have to do background checks on everyone; not just renters because it would be selective enforcement. The Board would need to ask counsel for clarification later.

Tulio Escobar added that his brother lives in Parkland, and he has a video of the SWAT Team coming to the neighbor's house. The neighbor's boyfriend was an arms dealer.

Liz Dase called out-of-order.

The Board members asked several times who called "out-of-order", and Liz Dase did not acknowledge she was the one that interrupted the meeting.

Tulio Escobar continued, with the known arms dealer, the background check would have prevented it. We all need to know who our neighbors are.

17. WALL ASSESSMENT REPORT (Calc Engineering, LLC)

The Engineer's report was completed and sent to the Board. Olivia Niedzialek asked Mike Lica to go over the report.

Mike Lica explained that the report showed all the different types of issues with the wall that need correcting. The Engineer will give his recommendation on how to fix the different areas. Once we go to the construction process, the Engineer will be able to sign and seal any drawings for those. This will be the second process for the permits to be purchased for repairs. The County does the inspections, so we would not need the Engineer for the inspections. Mike Lica believes that we would not need to hire anyone to look over the inspections with the city inspector being involved. The Engineer will have to go back out to the wall for the drawings, and needs access to the interior of the wall to verify all damages.

Olivia Niedzialek noted anyone that has any items on the wall or attached to the wall, it must be removed.

Mike Lica said there could be more areas that need to be repaired on the inside of the wall. All areas need to be visible for the persons coming in to bid on fixing the multiple issues. Structural areas need to be on the permit for inspections. Stucco is a general over-all patch that does not require a permit.

18. COMMITTEE FOLLOW-UP

Olivia Niedzialek noted that Andres Jordan volunteered to be the lead on the Board email discussion with the recommendations and changes that the Committee had suggested to our documents. The discussion is to clarify or clear up any items before it is submitted to Jane Bolin for her review. There are other items that Olivia Niedzialek also wanted to ask about.

Mike Lica wanted to ensure we added on the requirement that Tulio Escobar mentioned the background checks.

Linda Pugliese stated she was working on the rules and the other sheets. Maybe Andres Jordan can add to what she has and then send everything as one packet to Jane Bolin.

Olivia Niedzialek suggested someone else start the email discussion. Olivia Niedzialek did not mind starting the discussion, but Andres Jordan made the suggestion and volunteered to take the lead. Olivia Niedzialek said it would be cheaper if we did all of this with the election, it would be one big sweep instead of calling everyone back again to vote on these suggested items.

The Board will do a discussion first, then come back to a Board meeting and announce what we are sending to Jane Bolin for her review and appoint someone to send it to her.

Olivia Niedzialek asked the Board to do an email discussion, and then we will come back and state what we are adding to the Committee and then give notice that we will be sending it to Jane Bolin.

Linda Pugliese, agreed

Mike Lica, yes

Tulio Escobar, yes

Kate Burtsev asked if the discussion was with the committee members.
Olivia Niedzialek restated it was just the Board members as Andres Jordan suggested.
Kate Burtsev asked if we had recommendations from the Committee.
Olivia Niedzialek told Kate Burtsev that she approved the Committee Meeting minutes.
Linda Pugliese agreed that it was in those minutes.

Kate Burtsev questioned if the Committee Members have to send the official recommendations to the Board, she did not see that email from the Committee.

Linda Pugliese stated that we had them from the meeting; it's not an email.
Olivia Niedzialek agreed they listed them in the Committee meeting and Linda Pugliese did the minutes.

Liz Dase interrupted the Board discussion stating that she was at the Committee Meeting and they did not give recommendations.

Olivia Niedzialek called out-of-order and asked for Liz Dase to allow the Board to have the discussion.
Liz Dase interrupted stating that she was on the committee.

Olivia Niedzialek asked Mauro Villalobos to please mute the homeowner that kept interrupting.

Liz Dase stated she felt like she was not being heard. We were discussing the Committee and she was on the Committee, and we are discussing an item on the Agenda that she is on the committee for.

Olivia Niedzialek asked Liz Dase if she was a board member.

Liz Dase stated she was not a board member, but we are discussing the Committee. Someone asked if a recommendation was made and she wanted to clarify that the Committee did not make a recommendation and apologized for interrupting.
Linda Pugliese informed the Community that Samantha Uribe and Einat Steinberg had a meeting and made recommendations.

Liz Dase stated that they had not made a formal and final recommendation. It was the Committee Meeting that we all attended.

Linda Pugliese supplied the following information from the Committee:

Article II.1 -Use Restriction-Remote work allowance.
Article II. 3 Homeowner Association Approval for Alterations
Article II. 3 (b) Allow metal roofs.
Article II. 3 (d) Review wording on driveways and mail boxes.
Article II.4 Consider allowing sheds.
Article II. 5 Allow wood fences up to 6 feet.
Article II Remove restrictions on temporary signs for birthdays, etc.

Liz Dase interrupted and said she was not aware any final recommendations had been officially made by the Committee as she is on the Committee. Kate Burtsev had asked if an official email had been sent and wanted to say she didn't believe an official email had been sent.

Olivia Niedzialek shared with the community that Andres Jordan made the suggestion at the last board meeting and all board members voted on it. It was for the Board to review all the Committee suggestions before it was sent to Jane Bolin. All Board members voted to do this in an email. The email has not started and someone needs to start the discussion in the Board email that the Board passed.

Kate Burtsev requested an official email from the Committee for their records.

Olivia Niedzialek said they had a meeting and the minutes are the record.

Kate Burtsev stated she listened to the recording and the Committee stated it was a discussion and it was a walk through not recommendations.

Olivia Niedzialek stated that Andres Jordan told the Board they were finished, she took his word on it and that is why she voted on it.

Mike Lica stated the Committee could still add stuff to it.

Kate Burtsev said that Olivia Niedzialek said the Committee would not be included in the Board email for discussion.

Olivia Niedzialek restated the board discussion about it. It was Andres Jordan's suggestion and discussion at the last Board meeting and what the Board had voted on.

Kate Burtsev requested a motion to get the official recommendation from the Committee in writing before we start any Board discussion.

Mike Lica asked how long it would take.

Kate Burtsev was not sure.

Mike Lica stated it had been ongoing for four months. You can only change so many items with the CC&Rs.

Olivia Niedzialek pulled the minutes from the November 11, 2025 meeting, and read the following and noted that the minutes were just approved.

Andres Jordan requested the Board to review and agree upon what was suggested before sending it to the attorney via email. Just for clarification so we are not sending it back and forth questions that Jane Bolin may have.

Olivia Niedzialek motioned for the board to discuss and approve Committee suggestions before It is sent to Jane Bolin for review. We will all work together on it, and Andres Jordan will be the Appointed Board of Director for the content with Jane Bolin with all board members included in the email. Andres Jordan seconded the motion. Mike Lica, Linda Pugliese, Tulio Escobar, and Olivia Niedzialek all voted yes. Andres Jordan did not vote. Kate Burtsev had left the meeting. The motion passed.

Olivia Niedzialek stated we had an election that we need to do and she would like to get this in with the election where everyone can vote on it. We need to obtain a quorum. We have to vote on all of this to change it. The members have to vote on funding the Reserves. Items that exceed 10% of our yearly budget for replacement should be noted as a line item for the Reserves. The electrical cost $12,000.00. We must have a reserve study to fund the Reserves. Jane Bolin has told the Board our wall, sprinkler system, pump house, and our signage all need to have a reserve study done to properly fund any reserves.
Mike Lica stated that was correct.
Mauro Villalobos said the mandate for reserves was only for condominiums.
Kate Burtsev told Olivia Niedzialek she was not correct; the State does not require it.

Linda Pugliese advised the CC&R Committee that they would like a deadline to finish with their suggestions. Could the Board give them a deadline and they would like to do another meeting.

Tulio Escobar called out-of-order. Kate Burtsev had made a motion.
Olivia Niedzialek said that it was point-of-order, and asked Kate Burtsev to restate her motion.

Kate Burtsev requested a motion to get an official recommendation from the Committee members before we can move on to Board discussion or any other step.

Olivia Niedzialek advised that the Committee needed to have another meeting and give the Committee 30 days. The Committee needs to notify the Board of the date because the Board has to attend. Linda Pugliese seconded the motion. The votes were as follows:

Linda Pugliese, aye
Tulio Escobar, aye
Kate Burtsev, aye
Mike Lica, yes
Olivia Niedzialek, aye

The motion passed.

19. FORENSIS BILLING

Olivia Niedzialek called ForensiS Billing today. ForensiS said they could not give us a copy of the disc with all of the files. Trident Management would need to contact them and get the disc since Trident Management hired them to digitize our documents. The invoice does show they delivered the boxes back to Trident Management. Olivia Niedzialek asked if they still had the boxes of our records. Mauro Villalobos said that he has responded to our emails and they do not have 2023. The Minutes stop in May 2021.

Olivia Niedzialek noted that the originals are at Mike Lica's. The Board did not give originals to Trident Management.
Linda Pugliese volunteered to send them in to upload.

20. OLD BUSINESS

Linda Pugliese requested that when she sends the Board minutes for the review it would be appreciated if it can be done in a timely manner. Not wait six days and do it at a board meeting. It could be settled before the board meeting. Backtracking to tweak board minutes is very time consuming.

Olivia Niedzialek noted the chat section from the board meeting on November 11, 2025, any statement stated or written needs to be supported by corroborating evidence by homeowners making those statements.
Linda Pugliese is looking over the invoicing and the Board has to address statements written. For the record, Olivia Niedzialek did not have the only access to the attorney from January to July. That was a false statement made about Olivia Niedzialek.

Linda Pugliese agreed.

21 NEW BUSINESS

Parking on the street. Olivia Niedzialek had four homeowners call and complain about parking on the streets. Olivia Niedzialek rode over to the street in question and then called the Coral Springs Police Department non-emergency number because it did create a hazard.
One vehicle- duly truck-with a closed trailer was parked on a different street from the owner's resident. This prevented the homeowner with the complaint from getting out of their driveway safely. There is also a BMW that has been sitting on the same street and had not moved in a few months. The police department ran the tag, and it came back to a rental house. The car owner told the officer the BMW had been broken down for two months and is sitting on the side of the road waiting on a part.

We should not be storing broken-down vehicles on the street. This causes congestion on the street, and it is not safe for our homeowners getting in and out.
The homeowner with the duly/trailer told the officer they would move it first thing in the morning. The homeowner that had the complaint called Olivia Niedzialek and said it was moved at 10:30 this morning.
The BMW that is broken down by the owner has no intention of moving the car until the part comes in.

Another renter called Olivia Niedzialek complaining about the renters next door smoking pot and parking in their driveway. There's so many people living in that rental home that they often use the neighbor's driveway. They have had to ask them to move their vehicles several times. The renters that complained are requesting the Board to contact the homeowners and tell them to tell their renters stop parking in their driveway. Olivia Niedzialek suggested for them to call and have it towed.

Olivia Niedzialek shared with the Board that she is dealing with upset homeowner calls because they are afraid to attend board meetings because they know some board members do not want to enforce anything, and they are paying dues and not getting the full-service that we are supposed to be providing. Our roads are not wide enough for parking and causes an unsafe atmosphere for the homeowners.

Tulio Escobar added that we do not have sidewalks and people have to walk on the streets. When people are walking they have to walk around vehicles, and people could get run-over, and it is another safety hazard that he would like to add to what Olivia Niedzialek has stated.

Mike Lica added that these problems were renters except for one. We are not allowed to park in the streets; it is a City ordinance.

Linda Pugliese added, as a homeowner and a neighbor, people should make sure that they would not be parking their cars across from each other. Some days she cannot get down some of the roads.

Olivia Niedzialek noted parking across from a driveway where the homeowner cannot pull out is also an issue.

Olivia Niedzialek had several phone calls and texts regarding the Facebook group *Cypress Lake Neighbors and Friends* that posted a cul-de-sac New Year Eve party about the invitation and their activities. Olivia Niedzialek said she was no longer a member, she asked the third homeowner that questioned the activities time and location to send her screen shots. The homeowner asked Olivia Niedzialek if they could legally do it.
Olivia Niedzialek advised that the party was not a Board-approved and/or community sponsored event. The homeowner asked if raising money for paying for activities/entertainment and funding a raffle would affect our non-profit status in a negative way. Olivia Niedzialek did not know the answer to that, it would need to be directed to the organizers of the event.

Liz Dase interrupted Olivia Niedzialek, and Olivia Niedzialek asked for her to please wait.

The event is not a community-sponsored event. The Board only has second-hand knowledge. The Board does not accept any liability or any legal responsibility that may arise from the event. The Board

is hopeful that the organizers of the event will abide by all State and City ordinances . We all want to get along by respecting the rights of every homeowner in our community.

Liz Dase interrupted and stated they always have the New Years party and everyone is invited to it. It's supposed to be a friendly gathering of neighbors to ring in the New Year together.

Olivia Niedzialek asked Liz Dase to please wait until Owner Comments to speak, this was a Board discussion.

Liz Dase then said that Olivia Niedzialek brought up the New Years party.

Olivia Niedzialek stated it is under New Board Business.

Liz Dase said she was not done speaking, and said if the organizers of the party would like to comment, she can't comment, she's one of the organizers of the party and she is trying to comment.

Mike Lica called out-of-order on Liz Dase.

Liz Dase stated that Olivia Niedzialek asked her to comment and did not understand how she was out-of-order.

Olivia Niedzialek restated that this was a Board discussion at this time.

Mike Lica stated that Olivia Niedzialek thought it was Linda Pugliese speaking.

Liz Dase stated that Olivia Niedzialek said if one of the organizers would comment. You didn't say when I get through, just so we are clear.

Olivia Niedzialek stated that the Board members say what they want, then we will go to the Owner Comments. Liz Dase can have the floor to say what she wants to in the Owner Comment section.

Liz Dase kept interrupting.

Olivia Niedzialek stated that she was trying to follow Robert Rules of Order and asked Liz Dase to please do the same.

Liz Dase said she was trying to follow polite neighbor rules of order.

Linda Pugliese shared that when we looked up the neighborhood parties, if the board is involved there are a lot of legal ramifications to the Board. We must disavow anything having to do with the party. Permits have not been pulled, and a 50/50 raffle is illegal. Homeowners are to sign a letter stating they are okay with it. Linda Pugliese is not telling them what to do. Olivia Niedzialek is not telling them what to do. Olivia Niedzialek is stating that the Board disavows this event. The Board is not part or party to it. If you have not purchased insurance for the event we will not be sued for it. These are all things you legally have to do to have a block party. Linda Pugliese researched it. To be clear, Samantha Uribe and

Einat Steinberg will be personally liable for anything that happens at that party. It is not a board/community function.

Liz Dase interrupted and stated that Samantha Uribe does not even live in the cul-de-sac.

Linda Pugliese stated that Samantha Uribe is throwing the party. Ms. Uribe posted the notice. They are the hosts of the party; the Homeowners' Association is not.

Liz Dase interrupted again and stated - noted.

Linda Pugliese stated that anything that happened there she could be held liable for. Because, as a Board member she should make sure you follow the rules.

Liz Dase interrupted again and said noted.

Linda Pugliese continued advising that Olivia Niedzialek is just trying to protect our community, she is not telling you what to do or what not to do.

Liz Dase interrupted again stating she noted three times, apologized, but Linda Pugliese had made her point, she appreciated her point. They were just trying to have a nice, neighborly, family-friendly get-together, and ring in the New Year. They are not trying to profit off of anything. The Board does not have to be involved in it whatsoever. They are going to do what they do every single year.

Olivia Niedzialek said we would move on to Owner Comments for homeowners to comment on anything that was discussed in the meeting today. This is where this discussion happens.

22. OWNER COMMENTS

Olivia Niedzialek asked homeowners if anyone would like to discuss any item that was discussed in the meeting.

Einat Steinberg stated that they have lived there many years and it has been a friendly neighborhood. What has been going on in the last couple of years is shameful. The New Year party is about getting to know the neighbors. There has never been an issue. Many of the Board members have been to the parties in the past, it was never a problem. There should not be an issue, and you are not allowed to have a party or you are allowed to have a party. We should be neighborly; not be attacking one another. The Board is allowed to come to parties.

Linda Pugliese said there were no regulations for the State of Florida and the City of Coral Springs. A block party is different from a house party which blocks off streets and affects emergency vehicles. A permit is required. A 50/50 raffle is considered gambling. Under a 501 (c) Corporation, all funds must go to a charity. The Board is not telling them they cannot have the party.

Einat Steinberg thought that the board would call the cops.
Linda Pugliese said she did not live near the cul-de-sac.
Einat Steinberg didn't mean Linda Pugliese personally.

Mike Lica had concerns because it was posted as a block party and it was on Facebook. The amount of people that we have for Halloween from everywhere.

Einat Steinberg said the Facebook was private only for people that live in the neighborhood-it is not a public page.

Mike Lica said that he didn't know who the other people were and asked Mrs. Steinberg to allow him to finish. Mike Lica did not know there was a community Facebook page.

Einat Steinberg stated that Olivia Niedzialek asked to join today, and that she was not inviting everybody and their mother. The party was for neighbors only.

Liz Dase interrupted stating the party is kid-friendly.

Mike Lica said he had been to the parties before and it was fine, but when it was stated that the block-party that triggered. You should have not said block-party.

Liz Dase interrupted and stated cul-de-sac party.

Linda Pugliese stated it was implied they would be in the street.

Liz Dase interrupted and stated the cul-de-sac is not a street.

Linda Pugliese said it's the issue that you put it on a Cypress Lakes Homeowners' page.

Einat Steinberg said it was not a homeowner's page, it is a neighbor/friend's page. It was not run by the Board.

Linda Pugliese stated that Einat Steinberg would not let her finish. Olivia Niedzialek was telling you that we have to disavow- disassociate with it. Because you have not gotten permits or signatures, running an illegal gimbaling and you do not have insurance for it. Those four things put the Homeowner's Association at risk. The Board cannot participate or even say we are okay with it. The Board is advising the laws and rules you are breaking. That is all Olivia Niedzialek was trying to say and you people went nuts on her. Is it possible that you despise her that much that everything she says triggers you. Olivia Niedzialek was trying to explain.

Einat Steinberg interrupted and stated she did not despise anyone she does not have an issue. The issue is what everyone is doing around here, now being attacked. This has always been a friendly neighborhood. No one has ever come around and started bothering neighbors. When Olivia Niedzialek moved in, she was friendly with Olivia Niedzialek. When Olivia Niedzialek came to her asking when her husband ran for the board Einat Steinberg said she would support anything, but don't start attacking neighbors for nonsense stuff. Einat Steinberg said little things like moving the garbage can, all the nit-picking that is going on, there's no need for it.

Linda Pugliese reminded the community that she was personally attacked shortly after her mother passed by the previous board about her bushes being too high, and her roof that had been cleaned

three months prior needed to be cleaned again. When asked to be on the board, she was told no and she was not allowed to vote or run for a board position. The neighborhood has not been good for a long time. Linda Pugliese felt she was singled out and attacked.

Einat Steinberg stated that was not the old board that was the new board when the problems with the sign, that is when everything changed. Not since Linda Pugliese moved in the neighborhood.

Linda Pugliese corrected Einat Steinberg and clarified that she had lived in this community off and on since 1981.

Einat Steinberg stated again the problems started with the signs.

Linda Pugliese stated they were ugly signs they didn't get a permit for.

Einat Steinberg agreed and anything that Olivia Niedzialek asked for she helped.

Einat Steinberg asked to just be neighborly and friendly.
Linda Pugliese asked to do this in the board meetings, and do the business the Board has to do without the commentary in the background. The Board is trying to answer your worries and concerns and was snapped at every chance they had.

Einat Steinberg acknowledged the meeting, they are part of the meeting ,and feels it is okay to ask questions in between or during Board discussions.

Linda Pugliese shared with Einat Steinberg that it is a board meeting where the board does its business and the homeowner's comment at the end of the meeting. It is how board meetings run and she should not have 16 pages of notes every meeting. Every stop and start and stupid question in between keeps us from getting things accomplished. Trying to move the community forward and saving us money and all they are giving is crap.

Olivia Niedzialek responded to Einat Steinberg's remark that everything has been bad since she has gone on the board; and the trashcans, and asked Mrs. Steinberg to elaborate because she did not know what she was talking about.
Einat Steinberg stated she did not say "you-trash cans" ever since Olivia Niedzialek got on the board she was going around the neighborhood bothering neighbors about little things. The trash cans were an example. Homeowners are having to change stuff around their homes, hedges, and she didn't recall specifically at that time. She asked Olivia Niedzialek to please not start bothering neighbors with the By-Laws that you are trying to enforce on Kate Burtsev. We spoke about it, and you said you were not going to enforce By-Laws on people. You enforced it on Kate Burtsev.

Olivia Niedzialek denied enforcing anything on Kate Burtsev, that Kate Burtsev made it up. Olivia Niedzialek did not tell her she had to get approval Kate Burtsev pulled it out of the air. It is in the board meeting what Scott Musil said. If a homeowner wants board approval on previous work the Board should not deny that letter to the homeowner.

Einat Steinberg asked why Kate Burtsev would want to do that to herself.

Olivia Niedzialek noted that Kate Burtsev did it on her own accord, Einat Steinberg would need to ask Kate Burtsev. Nobody told Kate Burtsev she had to do it.

Kate Burtsev interrupted the discussion and stated it was stated in the June meeting and it was recorded.

Olivia Niedzialek told Kate Burtsev to go back and listen to the recording. Olivia Niedzialek stated she did not have to get board approval, but if a homeowner wants to -there's a difference and told Kate Burtsev that she was wrong.

Olivia Niedzialek requested that people need to step forward and state what she has told them. She has not told anyone anything. Sunday night was the first time Olivia Niedzialek had to call the police department because older homeowners had called and complained. Olivia Niedzialek acknowledged she was aware of the party Saturday night, but did not call the law. The homeowner that had the party Saturday night told Olivia Niedzialek last night that someone called the law.

Olivia Niedzialek made a statement about their party for the Board to cover our insurance. The insurance that we all pay into that we all own. The statement was releasing any liability of the community. The New Year Eve party is not sponsored by the Board. The Board does not support it. Board members cannot go to this with the board insurance coverage. If you are a board member and attend the New Year Eve party, then any liability is your personal liability and/or the hosts; not the community insurance.

Einat Steinberg interrupted again.
Olivia Niedzialek requested that she not be interrupted when she is speaking and noted that she did not interrupt Einat Steinberg when she was speaking and asked for the same courtesy.

Olivia Niedzialek noted that the insurance policy for the HOA is posted in the portal and everyone can read it. There is a disclaimer regarding alcohol. The statement was denying any liability to the Association, homeowners as a whole regarding the party in the cul-de-sac. Olivia Niedzialek understood the party was in the cul-de-sac; not in the home and asked for clarification to which Einat Steinberg agreed it was in the cul-de-sac.
Olivia Niedzialek stated she removed herself from the Facebook group.

Einat Steinberg stated that Olivia Niedzialek sent in a request today to join.
Olivia Niedzialek said she did not, and Einat Steinberg said she would show it to her.

Olivia Niedzialek removed herself from the page because they were promoting homeowner's businesses. This could be seen as the Board endorsing the business. We are not allowed to run a business out of our homes. Olivia Niedzialek is trying to protect our non-profit status.

Olivia Niedzialek said that some neighbors are okay with it, some neighbors are not. Olivia Niedzialek is staying neutral.

Olivia Niedzialek stated she did not want to be on the board. Mike Lica and the attorney several times suggested Olivia Niedzialek to go on the board because of her knowledge. The community is a corporation that all homeowners own a part of, and with that corporation comes liability. Protecting homeowners from liability is what Olivia Niedzialek is doing when she is doing this work.

Olivia Niedzialek reiterated that she was trying to protect everyone's interest. Olivia Niedzialek believes having the non-profit corporation is the best for this community although everyone does not have the same ideas on everything. If we lose the non-profit and/or corporation the community will be paying more for a receivership. A receivership cost more money. If the community puts us in receivership, Olivia Niedzialek will not recover the community from it. The constant personal attacks from trying to move forward and get the community running correctly, either knowingly or unknowingly, is hurting the community.

Olivia Niedzialek talked with a police officer about the cul-de-sac party last night when she called about the street parking. The officer said the party needed to be shut down now and Olivia Niedzialek told the officer that she did not believe the Board had the authority to do that.

Coral Springs Police Department went on to say if you want to have a party you may do so in your house. The fireworks show is at Mullins Park. Fireworks are only allowed in controlled places, individuals cannot shoot fireworks in Coral Springs.

Olivia Niedzialek had Mike Lica re-read the statement regarding the New Year Eve party because of the personal attacks. The statement is to protect the Corporation which all homeowners are a part of.

Dawn Musil asked the name of the LEO that Olivia Niedzialek had spoken with last night.
Olivia Niedzialek provided Andrew with a German last name. The call should be documented and would be public record and added that she used to attend the parties until her husband and Mike Lica got on the board and read where board members could not attend those activities.
Olivia Niedzialek shared the information with Linda Pugliese and added any board members that did attend to please not bring up any board business because of the D&O insurance.

Linda Pugliese advised it was correct and that a board member could attend as a homeowner. Linda Pugliese added that she would not attend because of liability, and if three board members attended it would constitute a quorum which could tie in our insurance.

Einat Steinberg said it was fine if they did not attend, but to please not ruin it for everybody else that would like to come.

Linda Pugliese said the board had no intention of doing that.

Olivia Niedzialek questioned Einat Steinberg how she was ruining it for people.

Liz Dase interrupted and said that Einat Steinberg did not say that.

Einat Steinberg restated please don't; not that Olivia Niedzialek was.

Tulio Escobar added that Olivia Niedzialek was trying to limit the liability of the Association and suggested that if Einat Steinberg wanted to do the party to please do it the correct way with the permit, neighbors, and blocking the street, and no gambling or raffle. Having the party by the rules and having insurance he would perhaps stop by and meet the neighbors.

Tulio Escobar asked to move on from the meeting. Linda Pugliese agreed.

23.ADJOURNMENT

Olivia Niedzialek motion to adjourn at 9:59 PM. Linda Pugliese seconded the motion. The votes were as follows:

Mike Lica, aye
Linda Pugliese, aye
Tulio Escabar, aye
Olivia Niedzialek, aye

The motion passed.

Linda Pugliese, Secretary for Cypress Lakes Homeowners' Association, Inc.

Secretary's signature — Date 1/27/26

President/ Treasurer's signature — Date January 27, 2026

Vice President's signature — Date

Director's Signature — Date 1/27/26

Director's signature — Date 1/27/2026

Director's signature — Date