

**CYPRESS SPRINGS OWNERS' ASSOCIATION  
BOARD OF DIRECTORS, & JOINT ARB MEETING AGENDA**

Notice is hereby given that the Board of Directors meeting of Cypress Springs Owners Association is scheduled as follows:

**DATE:** February 10, 2025  
**TIME:** 7:00 pm  
**PLACE:** Cypress Springs Clubhouse/Pavilion

**ALL HOMEOWNERS ARE ENCOURAGED TO ATTEND.**

*\*It is the Board of Directors policy to allow homeowners to speak on any agenda item for up to three minutes.*

**AGENDA**

Call to Order

Establish Quorum

Proof of Notice

Review and Approve Minutes of prior Board Meeting – January 13<sup>th</sup>, 2025

OCSO Report – Jose'

Treasurer's Report — Winston

- January 2025 Financials

Committee Reports

- Landscape Committee report –Winston
- Maintenance Committee report – Larry
- ARB Committee –Jen & Justin

Manager's Report (Lynn)

- Legal update (Quarterly Report)
- Collections and Liens
- Violations

Old Business

- Short term rentals & zoning (tabled)
- Document amendment regarding quorum (tabled)
- Contractor for Pavilion Stairs
- Contractor for Pavilion Roof
- Board Certifications
- Corporate Transparency Act
- Night Patrol
- Vandalism

New Business

- Rules and Regulations Resolution:
  - Hurricane Protection Act
    - Shutters and Roofs

Open Forum (3 minutes per topic)

Adjournment

Next meeting: Monday, March 10<sup>th</sup>, 2025: Board Meeting and ARB Meeting