

**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: January 13, 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 – December 9th, 2024

OCSO Report – Jose'

Treasurer's Report — Winston

- December 2024 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)
- Hurricane Shutter Rule (tabled)
- Contractor for Pavilion Stairs
- Contractor for Pavilion Roof
- Board Certifications
- Corporate Transparency Act

New Business

- OCSO Extra night patrols
- Vandalism

Open Forum (3 minutes per topic)

Adjournment

Next meeting: Monday, February 10th, 2025: Board Meeting and ARB Meeting