

**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: **March 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 – February 10th, 2025

OCSO Report – Jose'

Treasurer's Report — Winston

- February 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)
- Board Certifications
- FinCin Reporting / CTA
- Corporate Transparency Act

New Business

- Home River Group rebranding to Folio Management
- Color Pallet for painting and roofs
- Dunkin Donut update

Open Forum (3 minutes per topic)

Adjournment

Next meeting: Monday, April 14th, 2025: Board Meeting and ARB Meeting