

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
August 11th, 2025

The August 11th, 2025, Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:05 PM by Director and Acting President, Jose' Vicente. The meeting was held at the Cypress Springs Clubhouse. A quorum of the ARB Committee as well as the Board of Directors was established with Gina Dreistadt, Winston Cooke, John Passarella, and Jose' Vicente present. Jennifer Sheehan and Flavio Correia were absent. The management company was represented by Lynn Edwards of Folio Association Management.

The Proof of Notice for the ARB and Board of Directors Meeting was signed by Jose' Vicente.

MINUTES APPROVAL

Winston Motioned and Gina second the motion to approve July 14th, 2025, Board of Directors and Joint ARB meeting minutes as published. All in favor and the motion passed.

The OCSO Report was given by Jose'.

- OCSO provided a report.
- Management advised the Board that two vandalism reports were filed online.
 - The 8/1/25 report regarding juveniles jumping into the pool with the pool furniture. Maintenance advised they retrieved the furniture and there was no damage.
 - The 8/9/25 8/10/25 vandalism of the sink in the man's room was discussed. Dennis and Zack with Last Chance Enterprises advised that they saw the 6 juveniles in question and two were present at the meeting. The juveniles stated they were not responsible for the pool furniture or the bathroom sink.
- The card swipe was tracked back to the mother of one of the juveniles who stated they gave the card to his friends. The Board advised they were going to prosecute. Management advised she would contact Rida with OSCO and provide pictures and proceed with the detective working on the report.

Treasurer's Report: Winston

- Winston reported that currently the HOA is approximately \$37,000 under budget.
- July 2025 financials were received and approved by Winston.

Committee Reports:

Landscape report was given by Winston and Gina.

- Juniper will replace annuals in the next few weeks.

Maintenance report was given by Larry.

- Maintenance will repair the men's room sink and provide an estimate for the police report.

ARB report was given by Justin

- Tree removal and replacement were discussed.

- Management will ask the attorney to draft a resolution to clarify the tree verbiage which will state that the trees need replaced unless there are at least two mature trees in the vicinity of where the trees were removed.
- A homeowner ARB was denied a fence due to the set-back requirement.
- A homeowner was approved for tree removal and not required to replace the trees due to the two-tree minimum requirement.
- Jose advised that he was removing a tree due to the hurricane protection rules and will not replace the tree.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was not provided to the Board.
- The Management report for July was provided in the Board packets.
- A collection report showing \$8000 for August was provided in the Board packets
- A violation report for August 2025 was provided in the Board packets.

Old Business

- Document amendment regarding quorum as discussed. Management advised that this will be tabled until the online voting can be established.
- Management advised that online voting through Folio Management and CINC is set up and asked the Board to see if they can see the button. The annual meeting is set up but not active yet- pending training and announcements.

New Business

- Management advised that the Budget and Annual meetings will be held October 13, 2025.
- A homeowner asked if the Board would approve Doggie Stations, of which he would maintain for a fee. The Board decided to not add doggie stations at this time.
- Management advised that the Board was required to do two hours of continuing education each year. This would be due around September 2025.

Open Floor

- Bob asked about the possibility of resurfacing or filling in the cracks at the tennis court. Management will check with Advantage Courts to obtain a proposal.

Jose motioned to adjourn the meeting at 8:04 pm and John second the motion. All in favor and the motion passed.

The next meeting will be held on Monday, September 8th, 2025, at 7:00 pm.