

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
December 8th, 2025

The December 8th, 2025 Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:00 PM by President, Bob Doane. 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 Winston Cooke, John Passarella, and Bob Doane present. Flavio Correia stepped down from the Board. None were absent. The management company was represented by Lynn Edwards of Folio Association Management.

The Proof of Notice for the Board of Directors, Budget and ARB Meeting was signed by Bob Doane.

MINUTES APPROVAL

Winston motioned and John second the motion to approve November 10th, 2025, Meeting Minutes. All in favor and the motion passed.

Bob advised the Board that an open Board position existed. *Winston motioned and John second the motion to appoint Chris Filichia to the open position. All in favor and the motion passed.*

ARB report was given by John

- A homeowner from Brandy Mill asked to address the Board regarding a shed ARB that was approved with stipulations. She has requested reconsideration to permit a 7-foot fence, but the ARB denied her request based on HOA documents.
- Homeowners from Turtle Creek addressed the Board regarding a fence partition that was denied due to setback. They were advised that the utilities do not need to be behind the fence and they were satisfied.

The OCSO Report was given by Lynn

- OCSO provided a report which documented 3 traffic stops. Management asked about violations for perpendicular parking in a cul-de-sac. OCSO informed management that this is an infraction and subject to citations from the County. The Board asked management to not violate this and let OCSO send the infractions.

Treasurer's Report: Winston

- Winston reported that currently the HOA is under budget by approximately \$60,000. This is due mainly to not paying for mulch, or tree trimming in December. This will be an expense in 2026.
- Winston advised that the HOA's insurance was approximately \$2000 higher than last year. Management has already signed and bound the policies for 2026.
- The tennis court resurfacing is complete, and Advantage Courts should be paid in December 2025.
- November 2025 financials were received and approved by Winston.

Committee Reports:

Landscape report was given by Winston.

- Mulch will be replaced in the Spring
- Tree trimming has been tabled pending Larry and Tom taking a look at the scope of the work. The proposal from Sam is \$25,2000.
- Winston will meet with Juniper to obtain palm trees and crepe myrtle trimming.

Maintenance report was given by Larry.

- Larry advised there are pole lights out in the pavilion parking lot. He will ask Alex about renting his lift to fix it. This will also help with the installation of the new flag.
- The bench has arrived. Maintenance will put it together and place it as directed.
- Tom briefed the Board on the vandalism at the pavilion. The young boys responsible cleaned the floor and no charges will be filed.
- Tom advised the Board that it would cost about \$535 for gutters on the pavilion in the tennis area. ***Bob motioned and Winston second the motion to approve up to \$600 for gutters to help with pavilion flooding at the tennis court. All in favor and the motion passed.***

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was not provided in the Board packets.
- Collections are \$8600 and Intent to Lien is at \$940.91
- The Management report for December was provided in the Board packets.
- A violation report for December 2025 was provided in the Board packets.

Old Business

- The Board discussed the tree resolution. They are concerned with the verbiage in #4 which states trees must be replaced with trees of similar type and size. They would like it to say 'trees will develop into a similar size'. They also question if they can enforce the resolution if it is not Florida Friendly landscape.

New Business

- Community tree Trimming was discussed earlier in the meeting.
- Parking in the cul-de-sac was discussed earlier in the meeting.
- Management asked about the possibility of hiring professionals for holiday decorating. This was denied. The Board discussed obtaining many more volunteers and starting earlier in the year to allow for some help as volunteers are needed. There is a possibility that the community will not be decorated next year if more volunteers do not offer help.
- Insurance was discussed earlier in the meeting.

Open Floor

- Homeowners from Turtle Creek asked if the Board could make a rule advising homeowners of a pressure washing schedule. The Board discussed but concluded that each driveway and sidewalk is different and they hesitate to say all homes should pressure wash at a certain time or schedule.
- Maintenance advised that there were 10-15 lights out on the parkway. Management will report to Duke Energy.

Chris motioned to adjourn the meeting at 8:16pm.

The next meeting will be held on Monday, January 12th, 2026 at 7:00 pm.