

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
November 10th, 2025

The November 10th, 2025, Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:00 PM by acting President, Lynn Edwards. 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, Flavio Correia, John Passarella, and Bob Doane present. 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 Flavio Correia

An organizational meeting was called.

Flavio motioned and John second the motion to nominate Winston as the Secretary and Treasurer. All in favor and the motion passed.

Winston motioned and John second the motion to nominate Flavio as the President. All in favor and the motion passed.

Winston motioned and Flavio second the motion to nominate Bob as the Vice-President. All in favor and the motion passed.

Flavio motioned and Bob second the motion to authorize a 4-person board but to solicit volunteers from each neighborhood. All in favor and the motion passed.

MINUTES APPROVAL

Winston motioned and Bob second the motion to approve the October 13th, 2025 Annual Minutes. All in favor and the motion passed.

Flavio motioned and Winston second the motion to approve the October 13th, 2025, Board of Directors and Joint ARB meeting minutes as published. All in favor and the motion passed.

The OCSO Report was given by Lynn

- OCSO provided a report.

Treasurer's Report: Winston

- Winston reported that currently the HOA is under budget by approximately \$53,000 but there are still expenses coming in for December. Mulch is a budgeted item but it may wait until February.
- October 2025 financials were received and approved by Winston.

Committee Reports:

Landscape report was given by Winston.

The annuals have been planted, and the next change out will be January or February 2026.

Maintenance report was given by Larry.

- Larry reported that the fountain at Eagles Glen is not working. The lights are out and it is not performing/spraying as high as it used to. Management will contact Lake Fountains to inspect and provide a proposal.
- Larry and Tom fixed the fountain near the pavilion. The problem was carpenter ants.
- Larry requested permission to install PVC pipe to protect the electrical lines at the front entrance. The board agreed.
- Larry and Tom will continue to work on the EXIT lights at the pavilion.
- Larry and Tom are working on the lights at the front entrance that are not working.

ARB report was given by John

- The Board discussed the fence request on Mill Pond.
- ***Bob motioned and Winston second the motion to allow Management to ask for a legal opinion.***

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was provided in the Board packets. There are several accounts that have paid assessments, and the legal matters are closed. Collections are \$7549.50 and Intent to Lien is at \$1742.56.
- The Management report for October was provided in the Board packets. Management sent out the budget, coupons and homeowner letter.
- A violation report for November 2025. was provided in the Board packets.

Old Business

- The bench was purchased and the Board discussed placement. Two homeowners with opposing views discussed their desired placement. Both agreed for the placement to be across the street and facing the pond. The placement should be visible from the street and no obstructions and facing the pond.

New Business

- Management asked the Board to review the Tree Removal Resolution and advise if they would like revisions or approve or table the item. The item was tabled pending Board review.
- ***Bob motioned and John second the motion to approve the Advantage Courts Tennis court proposal to resurface both courts not to exceed \$14,400. All in favor and the motion passed.***
- Management advised that the email to solicit volunteers for Christmas and Holiday decorating is ready to go out. The Board stated volunteers can pick up decorations on Saturday, November 22, 2025, and decorating can be anytime. The front entrance will be decorated on Friday, November 28th, 2025, and volunteers are also needed.

Open Floor

- None

Bob motioned to adjourn the meeting at 8:01.

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