

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
October 13th, 2025

The October 13th, 2025, Board of Directors, Budget, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:13 PM by 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, Jennifer Sheehan, Flavio Correia, John Passarella, and Jose' Vicente 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 Jose' Vicente.

MINUTES APPROVAL

Winston motioned and Flavio second the motion to approve October 2024 Annual Minutes. All in favor and the motion passed.

Winston motioned and Flavio second the motion to approve September 8th, 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.

Treasurer's Report: Winston

- Winston reported that currently the HOA is under budget but there are still expenses coming in for November and December.
- September 2025 financials were received and approved by Winston.
- *Winston motioned and Flavio second the motion to approve the 2026 Budget and resolution which provides for no assessment increase for 2026. All in favor and the motion passed. Winston signed the resolution.*

Committee Reports:

Landscape report was given by Winston and Gina.

Maintenance report was given by Larry.

- Larry does not like Last Chance Enterprises. He does not want the workers to have a break.

ARB report was given by Justin

- A homeowner from Mill Pond asked to address the Board regarding a neighbor dispute regarding trash cans and asked the Board to reconsider a fence extension. Management will reach out to both parties and if they agree, the ARB will be approved based on the stipulations of both parties' approval.
- There is a house on Blue Fox that is requesting a fence against HOA documents. Justin thinks it is also against County Ordinances. Justin will reach out to the homeowner to arrange a meeting to explain the HOA's position.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was not provided.
- The Management report for September was provided in the Board packets.
- A collection report showing \$7601 for October was provided in the Board packets
- A violation report for October 2025 was provided in the Board packets.

Old Business

- Management advised that online voting was up and running. Currently there are 137 addresses opted in for online voting, however only 19 addresses sent an online proxy for the annual meeting.
- A homeowner requested two benches facing the pond on Eagles Glen. Larry and Tom will check into it and give the Board proposals. ***Jose' motioned and Flavio second the motion to provide up to \$1000 towards two benches. The placement of the benches will be discussed later. All in favor and the motion passed.***

New Business

- Management presented the Board with the requested Tree Resolution from Martel and Ozim. This resolution allows for tree removal if a homeowner has at least two trees in view of the street. **This item was tabled.**
- Management advised that CINTAS completed the fire extinguisher and emergency light inspection. Larry advised there was a small repair that maintenance will take care of.

Open Floor

- A homeowner advised the Board that there was black algae growing on the grout of the lap lines in the pool. Management has already reached out to Gilman Pools and will provide an update, once received.
- Bob advised that the proposal from other tennis court vendors were higher than Advantage Courts. He asked management to reach out to Advantage Courts for a proposal of just a one court complete resurface.
- The Board then called an organizational meeting. Jose' announced that he and Gina were stepping down from the Board and asking for volunteers from the floor. Jen then advised that she would be stepping down but would remain on the ARB committee.
- Bob Doane expressed a desire to serve on the Board. ***John motioned and Flavio second the motion to approve Bob Doane to the Board. All in favor and the motion passed.***
- Ksenia Sanikovich expressed a desire to serve on the Board. ***John motioned and Flavio second the motion to approve Ksenia Sankovich to the Board. All in favor and the motion passed.***
- Management will send Bob and Ksenia the HOA documents for review. They were advised that they would need to complete the Board Certification Courses as well as Continuing Education classes.

Flavio motioned to adjourn the meeting at 8:07.

The next meeting will be held on Monday, November 10th, 2025, at 7:00 pm.