

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

The September 8th, 2025, Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:01 PM by Vice President Gina Dreistadt. 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 and Flavio Correia present. John Passarella, and Jose' Vicente 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 Gina Dreistadt.

MINUTES APPROVAL

Jen Motioned and Flavio second the motion to approve August 11th, 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.
- Courtesy parking slips
- Presence at the 4-way stop at school dismissal
- Chatted with kids in the roadway
- Checked open garages
- Contacted a homeowner who left their trunk open overnight
- Several traffic infractions
- Traffic stop 8/18 at 845 am.

Treasurer's Report: Winston

- Winston reported that currently the HOA is approximately \$44,000 under budget.
- August July 2025 financials were received and approved by Winston.

Committee Reports:

Landscape report was given by Winston and Gina.

Winston motioned and Flavio second the motion to approve no more than \$2,000 to update the landscaping at the front entrance, Cypress Green and Brandy Mill areas. All in favor and the motion passed.

Maintenance report was given by Larry.

- Maintenance team repaired the vandalized sink in the men's bathroom
- Larry will solicit a new electrician for the HOA.
- Last Chance Enterprises will continue servicing the pool and pavilion on Saturdays and Sundays until October 1st. 2025.

ARB report was given by Lynn

- A homeowner requested information regarding fences if the lot backed up to a pond. This discussion was tabled as the HOA's attorney was researching the documents. The

management company will continue to violate homeowners unless they have a 4-foot fence and see through or picket, if they live on a pond.

- A homeowner requested a pressure washing schedule for driveways. The Board is reluctant to do this citing that each home is different, and homeowners are responsible for maintaining their lots.

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 August was provided in the Board packets.
- A collection report showing \$8166 for September was provided in the Board packets
- A violation report for September 2025 was provided in the Board packets.

Old Business

- Management advised that online voting should be conducted through Folio Management and CINC.

New Business

- Currently about 10% of homeowners have opted in for online voting.
- ***Gina motioned and Jen second the motion to sign the resolution to allow online voting. All in favor and the motion passed. Jen signed the resolution.***
- Management will forward the resolution to Martel and Ozim for recording.
- Management advised that the Budget and Annual meetings will be held October 13, 2025. The first mailout is complete and meets Florida Statutes.
- Winston advised that the 2026 Budget draft is complete. There will be no increase for 2026.

Open Floor

- Bob advised that the proposal from Advantage Courts for \$8,000 was too high. The entire resurface a few years ago was \$10,000. He will gather other proposals and advise management.

Flavio motioned to adjourn the meeting at 8:01 and Gina second the motion. All in favor and the motion passed.

The next meeting will be held on Monday, October 13, 2025 at 7:00 pm. This is the annual membership meeting and Budget meeting