

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
April 13th, 2026

The April 13th, 2026, Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:01 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, Chris Filichia 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 Bob.

MINUTES APPROVAL

Winston motioned and Chris second the motion to approve March 9th, 2026, Meeting Minutes. All in favor and the motion passed.

Wrightway Security Presentation:

Darius with Wrightway Security was absent from the meeting. Management briefed the Board on concerns. *Bob motioned and John second the motion to approve 8 hours on Saturday and 8 hours on Sunday guaranteed. If Darius confirms the pool area has little attendance, he will redirect his attendants to rove the community on an observe and report situation while checking periodically at the pool. An additional 5 hours per week was also authorized, strictly for roving patrol in the community. All in favor and the motion passed.*

Treasurer's Report: Winston

- Winston reported that currently the HOA is over budget by approximately \$31,000. This was expected due to the cash basis accounting.
- Management advised that the 2025 Audit is complete and a zoom call will be set up for Management and Winston.
- March 2026 financials were approved by Winston.

Committee Reports:

Landscape report was given by Winston.

- Winston advised that the freezing weather did damage some plants and Juniper has begun the removal and replanting in certain areas.

Maintenance report was given by Larry.

- Benches throughout the community have been repaired.
- Planters at the pool are now repaired and complete.
- Drinking Fountains need work. *Bob motioned and Winston second the motion to approve Tom to purchase 2 drinking fountains, not to exceed \$1500. All in favor and the motion passed.*
- Management advised the Board that a resident had expressed concerns about Larry and Tom performing maintenance work for the HOA without liability or Workers Compensation insurance. Management was asked to contact the HOA's attorney for a

legal opinion. ***Bob motioned and John second the motion to re-confirm that Larry and Tom were approved to work as independent contractors for the HOA. The HOA accepts that neither Larry nor Tom have Workers Compensation Insurance. Bob, Winston and John voted in favor and Chris voted against the motion. The motion carried by majority vote.***

- Larry was concerned that Gilman was administering chemicals in the pool in the afternoon, when residents were swimming. Management advised that they now treat the pool early in the morning, on Monday, Wednesday and Friday.

ARB report was given by John and Justin

- The ARB report was provided in the Board packets.
- A home on Branchwater was asking for an exception for a fence. The ARB was denied due to set back requirements. ***John motioned and Bob second the motion to approve the fence placement due to the fact that there are no side neighbors and no loss of sight views. All in favor and the motion passed.***
- A homeowner on Springbuck asked about the placement of a greenhouse and was advised that if the structure could not be seen from the road and was covered by vegetation, it was not an ARB matter.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was not available. Collections are \$8402.81. Intent to lien \$7707.29.
- The Management report for April was provided in the Board packets.
- A violation report for April 2026 was provided in the Board packets.
- Management advised that the current contract with Folio Management offered two inspections and one Board Meeting per month. Any other services may be subject to \$50 - \$100 per hour additional fee. The account is a portfolio account and not an onsite management account.
- Management advised that new Florida statutes advised that collection containers could not be violated 24 hours before and 24 hours after normal collection days. This leaves Wednesdays as the only day that collection containers can be violated.

Old Business

- ***Winston motioned and Bob second the motion to accept the revised tree removal resolution. All in favor and the motion passed.***
- Chris advised that he is working with the software to make the bylaws more searchable.

New Business

- Maintenance and cleaning independent contractors were discussed earlier.

Open Floor

- A homeowner asked about the possibility of conducting Board meetings online. The Board is not in favor of this but will discuss it.
- A guardian for a homeowner on Forget Me Not Court asked the Board for an extension on lawn violations. Due to extenuating circumstances, the Board granted a 30-day extension.
- ***Bob motioned to adjourn the meeting at 8:36 pm.***

The next meeting will be held on Monday, May 11th, 2026, at 7:00 pm.