

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
January 12th, 2026

The January 12th, 2026 Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:03 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 Doane.

MINUTES APPROVAL

Winston motioned and Chris second the motion to approve December 8th, 2025, Meeting Minutes. All in favor and the motion passed.

The OCSO Report was given by Lynn

- OCSO provided a report which documented 2 traffic stops and three parking violations on Blue Fox Court.
- Management advised that the HOA was registered for the new officer tracking platform.

Treasurer's Report: Winston

- Winston reported that currently the HOA is under budget by approximately \$62,000.
- Winston advised that the bank account was approximately \$429,000.
- Accounts receivable are approximately 4,400.
- Landscape was approximately \$101,000
- Management fees were approximately \$50,000
- Duke Electric was approximately \$39,000
- Insurance was approximately \$40,590
- Tree trimming was approximately \$25,200
- Pool attendant expenses will be discussed later.

Winston motioned and John second the motion to approve \$25,200 for Sam with Affordable Tree to trim the trees. All in favor and the motion passed.

Committee Reports:

Landscape report was given by Winston.

- Gina and Winston met with Juniper to obtain estimates for various landscape enhancements.
- Mulch has already begun on the Parkway.
- Winston recognized the maintenance team for their hard work.

Maintenance report was given by Larry.

- The bench on Cypress Pavilion Pkwy by “Buzzard Lake” is complete.
- Sam has started the tree trimming and maintenance is happy with the work.
- ***John motioned and Winston second the motion to authorize up to \$2,500 for planter boxes at the pool. All in favor and the motion passed.***

ARB report was given by John and Justin

- A homeowner presented drawings and an ARB request for a fence. After a lengthy discussion, the Board declined the request as drawn. The request had been previously approved with stipulations for a new placement to not come forward of the neighbor’s home, but the homeowner requested another look. Management was asked to send the letter along with the verbiage from the documents.
- Justin asked for a revamp of the HOA documents to allow for searchable words. Gina will investigate it.
- Justin asked if the resolution for painted or stained driveways had to be the exact manufacturer. The Board said no, if the color matched the approved colors, the manufacturer of the stain was not an issue.

Manager’s Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was not provided in the Board packets.
- Collections are \$9788 and Intent to Lien is \$796.00
- The Management report for January was provided in the Board packets.
- A violation report for January 2026 was provided in the Board packets.
- The inspection was difficult as Orange County changed the trash, recycle and yard waste pick up days and homeowners were confused.
- The board discussed a home that inquired about “Elevate Florida” and discussed that this was a county decision.
- Management asked if an ARB for a storage pod could be extended for 6 months. This is not the normal protocol. The homeowner will have to request an extension or new ARB every 30 days.

Old Business

- The Board discussed the tree resolution. The verbiage in #4 was changed to allow replacement trees to not be of similar type and size. **This item was tabled.**
- All holiday decorations for the association have been removed.

New Business

- Orange County “Water Wise project was discussed. The Board decided that this may be a disruption to current owners and guests who may be visiting the pool, tennis courts or playground during the event. The event was declined.

Open Floor

- Larry discussed his distaste for the pool attendants and asked if other proposals could be obtained. Chris will forward a contact to management to obtain a proposal. Management will also invite Last Chance Enterprises to the February Meeting.

Chris motioned to adjourn the meeting at 8:05pm.

The next meeting will be held on Monday, February 9th, 2026, at 7:00 pm.