

MINUTES OF THE JOINT BOARD OF DIRECTORS
And ARB MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
March 9th, 2026

The March 9th, 2026, Board of Directors, and Joint ARB Meeting of the Cypress Springs Owners Association was called to order at 7:05 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

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

Treasurer's Report: Winston

- Winston reported that currently the HOA is over budget by approximately \$35,000. This was expected due to the way the accounting is tracked.
- Management advised that the 2025 Audit is in the hands of the CPA. They stated they had all required information and would provide the draft soon.

Committee Reports:

Landscape report was given by Winston.

- Winston advised that the freezing weather did damage some plants, but he is waiting to see what comes back before replanting.
- *Winston motioned and Chris second the motion to accept the \$2800 proposal from Co and cut back ligustrums around the tennis courts. Competitive Tree for removing two dead pine trees, grinding the stump, removing vines from 3 large pine trees, removing Brazilian pepper under pine trees, and removing debris. All in favor and the motion passed.*

Maintenance report was given by Larry.

- Larry and Tom approved the work done by Competitive Tree
- Larry and Tom relocated the baby ducks to Lakeland
- The planters at the pool have been fixed.

ARB report was given by John and Justin

- The ARB report was provided in the Board packets.
- Most requests are for fences. The committee needs surveys with drawings of fence placement before they can approve or deny.

Manager's Report was given by Lynn.

- The quarterly Legal Report from Martel and Ozim was provided in the Board packets. There are 15 closed collections. There are five collections open. Cost deposits and updates have been provided to the attorney for processing.
- Collections are \$6328.46. Intent to lien \$1774.84.
- The Management report for March was provided in the Board packets.
- A violation report for March 2026 was provided in the Board packets.
- Management asked for the Boards direction on violating a garage that had a garage door and enclosed room inside the garage. When the first garage door is open, there is storage and debris in front of the second garage door. The Board said that although they do not like the look, a homeowner can have a garage inside of a garage. And not to violate them currently.

Old Business

- The Board discussed the tree resolution. Management was asked to send the updated resolution to all Board members. **This item was tabled.**
- Management will forward the link for the software program to John and Chris. This link may help update the bylaws digitally.
- ***Bob motioned and John second the motion to accept the proposal from Wright Way Security. All in favor and the motion passed.*** Management will forward the signed proposal to Darius. The Board will discuss roving patrols as well as holiday visibility.

New Business

- ***Winston motioned and Chris second the motion to continue using Martel and Ozim as their attorney. All in favor and the motion passed.***
- Management advised the audit was in process.
- The board discussed lighting of homes “under the eaves” verses on the outside of the home. Lighting will be violated if it is visible in any way. Lighting under the eaves is permissible if it is one color, not flashing, not holiday décor, and used for security only.

Open Floor

- A homeowner advised the Board that she is having problems with neighbors that are renters. They are burning trash and other items in their yard, which is affecting the homeowner. Management advised that the HOA has no jurisdiction and the homeowner should contact Orange County as well as the sheriff.
- A new homeowner in the Villas addressed the Board and asked about parking regulations at the Villas. The Board advised that this did not fall under the Master Association but rather the sub association which was managed by Bono and Associates. The homeowners also asked about obtaining an amenity card. Management will contact them regarding purchasing a card for the Master amenities.
- Winston asked management to set up a meeting with Winston, John and Lynn to go over the pavilion rental contract.

Bob motioned to adjourn the meeting at 8:18pm.

The next meeting will be held on Monday, April 13th, 2026, at 7:00 pm.