MINUTES OF THE JOINT BOARD OF DIRECTORS, ARB and BUDGET MEETING
CYPRESS SPRINGS OWNERS' ASSOCIATION.
October 12, 2026

The October 12th, 2026, Board of Directors, Budget, 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 Filchia and Bob Doane present. Bob Doane was a virtual call-in. None were absent. The management company was represented by Evan Valencia of Folio Association Management.

The Proof of Notice for the Board of Directors, and ARB Meeting was signed by Chris Filchia.

**ORGANIZATIONAL MEETING**
The Board announced that there are several spots open on the Board. Management announced that four people had turned in timely 'Intent to be a Candidate" forms.

***Winston motioned and John second the motion to accept Lynn Edwards as the President of the Association. All in favor and the motion passed.***

***John motioned and Chris second the motion to accept Winston Cooke as the Treasure of the Association. All in favor and the motion passed.***

***Lynn motioned and Winston second the motion to accept John as a Director and ARB member of the Association. All in favor and the motion passed.***

***John motioned and Winston second the motion to accept Chris as a Director of the Association. All in favor and the motion passed.***

**MINUTES APPROVAL**

***Winston motioned and Chris second the motion to approve September 14, 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 $6,000.
- ***Winston motioned and Chris second the motion to approve the 2027 Budget. The Board acknowledged that they approve of a budget that is over the Bylaws of the Association. This is to avoid a special assessment. All in favor and the motion passed.***
- Coupons and letters will be mailed to all deeded owners.
- Management will provide the budget resolution ***- needs signed***
- The audit has been finalized by the CPA

**Committee Reports:**

***Landscape report*** was given by Winston.

- Winston will wait until 2027 for landscape enhancements

- The irrigation should be fixed at the entrance to Cypress Green.

***Maintenance report*** was given by Larry.

- Larry approves of the new pool company.
- Maintenance would like the tennis court lock, pool gate and ladies restroom access be fixed.
- ***Chris motioned and Winston second the motion to approve the Lane Electronics proposal of $1407.37 to fix the pool gate and the ladies room. The tennis court will wait. All in favor and the motion passed.***

***ARB report*** was given by John

- The ARB report was provided in the Board packets.
- There are no open issues.

**Manager's Report** was given by Evan

- The Management report included in the Board packets was for October 12th, 2026.
- The quarterly Legal Report from Martel and Ozim was included in the Board packets.
- Collections are $6722.17 and Intent to Lien's are $7961.20.
- A violation report for October 2026 was provided in the Board packets.

**Old Business**

- None

**New Business**

- None

**Open Floor**

- **None**

***Winston motioned to adjourn the meeting at 8:00 pm.***

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