

THE HOMEOWNER'S ASSOCIATION OF CYPRESS LAKES, INC.
Board of Directors Meeting Minutes

Revised 2024 Budget Adoption Meeting Minutes

Tuesday, December 5, 2023

6:00pm

Cypress Lakes HOA Pool Amenity Center
5280 Cypress Links Blvd, Elkton FL 32033

Board president Danny Johns called the meeting to order at 6:01pm
Meeting was noticed accordingly with the required 14day mailing of a revised
2024 budget approval meeting.

Board members in attendance were Danny Johns, Karisa Dowell, Michael Cesarini,
and Steve Malcolm. Randy Wallis submitted his resignation from the board on
Monday, December 4th. There is a quorum of the board in attendance.

To fill the board vacancy, Danny Johns motioned and Steve Malcolm second to
appoint Andrew Edwards to fill the remainder of the board vacancy until fall 2025.

Danny Johns motioned and Michael Cesarini second to approve the board's
budget meeting minutes from November 2, 2023; all in favor; passes. Karisa
Dowell motioned and Steve Malcolm second to approve the board's
organizational meeting minutes from November 2, 2023; all in favor; approved.
Steve Malcolm motioned and Karisa Dowell second to approve the board meeting
minutes from the 2024 budget workshop on November 8; all in favor; approved.

*Note: Board discussion and review of the proposed budget that was presented at
the meeting on November 2, 2023, did not calculate out to the approved numbers
that pleased the board from that meeting, resulting in noticing a second approval
meeting (tonight) with board approved numbers. After the November 2 meeting
the board held a budget workshop on November 8, 2023, to crunch the numbers
as they have presented tonight.*

Adoption of Board Revised and Final 2024 Budget:

Karisa Dowell motioned and Steve Malcolm second to approve the 2024 proposed
budget as it is presented tonight with the assessment income of \$136,644.00 and

that the 2024 annual assessment is due no later than February 29, 2024 and late fees will accrue starting on March 1, 2024; all in favor; budget passes as presented.

Danny Johns motioned and Michael Cesarini second to approve the 2024 annual assessment amount of \$404.00; all in favor; approved.

Karisa Dowell motioned and Danny Johns second to approve the monthly management fee of \$1,700.00 for 2024; all in favor; passes.

Appoint and confirm ARC Committee members, procedures, and color pallets. Danny Johns stated that moving forward all architectural submissions and approvals will be handled and approved by the board as a group and that Leland may finish with any open arb applications that are in progress, but that after that all architectural inquiries and approvals will be solely completed and processed through the board. Steve Malcolm second and all board members were unanimously in agreement of this procedure; all in favor; passes.

Appoint and confirm Hearing Committee members. New restructuring of the committee. Steve Malcolm motioned and Karisa Dowell second for the following slate of members to the Hearing Committee: Marc Ernst, George Danforth, and Greg Hajduk; alternate, Terry Duff. All in favor; committee members as presented passes.

Board Discussion regarding the Front Entrance Landscaping, spraying of trees and scrubs, lights, and electrical breaker panel.

Board discussion regarding Violation notices and procedures that moving forward all violations will be treated equal.

Contracts and transparency discussion. All contracts will be posted on the board run website moving forward.

Board president, Danny Johns motioned to adjourn the meeting at 6:32pm; Michael Cesarini second; all in favor; meeting was adjourned.

**Copies of the 2024 proposed budget were available at the time of the meeting.

** Assessments were discussed at this board meeting.