

The Homeowners Association of Cypress Lakes, Inc
Amenity Building

5280 Cypress Links Blvd., Elkton, FL 32033

March 21, 2024

BOARD MEETING MINUTES

I. Call to Order: Danny Johns called the meeting to order at 6:00 pm.

II. Establish Quorum: In attendance were Danny Johns, Karissa Dowell, and Steve Malcome. Michael Cesarini & Andrew Edwards were both out of town. Quorum established.

III. Proof of Notice: Danny Johns advised Notice of Meeting was posted at pool & website 72 hours in advance.

IV. Approval of Minutes: Steven Malcome motioned approval of February 26, 2024 meeting minutes and seconded by Karissa Dowell. Motion passed 3:0.

V. Officer Reports - There were no officer reports due to short notice of this meeting other than Danny Johns reporting the update on amenity building roof repair and tree trimming & removal today.

VI. Reports to the Board - There were no reports due to no one from Leland Mgmt needing to be present.

VII. New Business - Voting Items

a. Danny motioned all fine amounts for Compliance Violations scheduled for Hearing Committee meetings to remain \$100/day up to \$1000 for the time being. Steve seconded the motion. Motion approved 3:0

. Danny made a motion to approve the "Cypress Lakes Custom Color's by Carol" and Karissa Dowell seconded the motion. Motion passed 3:0.

a. There was discussion regarding Shark Coating and cohesive stain colors for driveways and walkways up to the front door of members homes. St Johns County does not allow sidewalks to be painted do to safety hazard. (Specific county code will be provided at a later date) Karissa Dowell motioned Shark coatings & H&C Solid Color Stains & Sealers colors - Gray Horizons, Gull Gray & Pearl Gray be allowed but all to be approved by the ARB Committee. Steve Malcome seconded this motion. Motion passed 3:0

VIII. Open Forum - There were no members present.

IX. Adjournment: Danny Johns motioned and Steve seconded to adjourn the meeting. All were in favor. Meeting adjourned at 6:21pm. Minutes submitted by Steve Malcome