

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

General Board Meeting
Wednesday, June 26, 2024
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

Board members in attendance were Danny Johns, Karisa Dowell, Michael Cesarini, Steve Malcolm, and Andrew Edwards. LeLand representatives were Patty Crum and Joe Estrada.

Proof of notice was posted on information board at Amenity Center and also on the HOA website on Monday, 6/24/24 (morning).

Approval of prior Board meetings motioned by Steve and seconded by Michael.

Danny supplied an agenda list.

First item:

Danny motioned to discuss the 6 violation letters for issues not corrected, but not on the compliance list (on agenda list Danny provided).

- 5069 CLB
- 5099 CLB
- 5251 CLB
- 5259 CLB
- 5307 CLB
- 5311 CLB

Discussion opened about revolving door of violation notices – eg – trailer in the driveway, notice sent, then closed. Danny mentioned the need for enforcing covenants b/c trailers are moved, parked in street, etc to avoid the violations. LeLand recommends discussing with our attorney. Danny said he will contact the lawyer.

Danny opened discussion on the agenda regarding properties that he spot-checked that he believes are long-term issues or closed and/or not currently identified as violations. Danny expressed concerns on whether our account was being properly handled.

Danny requested that meeting minutes are sent within 48 hrs of conclusion of board meetings. It is in agreement that the secretary will comply.

Danny motioned to fine the four properties. Steve seconded. All in favor.

Listed properties (concurrent to keep at \$100 / day):

- 5099 CLB – pressure wash driveway
- 5311 CLB – exterior maintenance / paint
- 5382 CLB – pressure wash driveway
- 4923 CLB – wood fence

Danny opened discussion regarding the \$1,248.86 legal fees that LeLand is suggesting the HOA / Board pay. Danny motioned we pay the fee. Karissa seconded. All in favor.

Danny opened discussion regarding shed violation issue for 5021 CLB to void all notices, infractions, fines. Karissa seconded. All in favor.

Treasurer Report:

As of 5/31/24 the current account balance is \$189,012.52. Steve motioned to pay the \$9,688.00 to Savage Bros for painting the Amenity Center using reserve funds. Danny seconded. All in favor.

Danny motioned to adjourn at 6:52pm. Karissa seconded. Opened discussion to those in attendance.