

# **Cypress Bend HOA Inc.**

## **Minutes of the Board Meeting**

### **September 4, 2025**

#### **CALL TO ORDER:**

The meeting was called to order at 6:31p.m. at the Cypress Bend Pool Cabana.

Board members present: Holly Cloutier, Jerry Saylor, Cristin Brenner and Leslie Lohmann along with Sara LaPointe and Ron Lighthall with Bayside Management and several homeowners.

#### **PROOF OF NOTICE:**

Proof of notice was posted in accordance with the By-laws and Florida Statutes.

#### **APPROVAL OF MINUTES:**

Jerry moves to approve the minutes of the 7/8/25 Board meeting, Cristin seconds; all in favor.

#### **OFFICER / COMMITTEE REPORT:None**

#### **UNFINISHED BUSINESS: None**

#### **NEW BUSINESS:**

- A. Ratify insurance renewal-** Sara provides information on the insurance renewal; the premium was approximately \$1700 over the last premium. Holly moves to approve the insurance renewal, Jerry seconds: all in favor.
- B. Discussion of Budget Shortfall Special Assessment-** Management provides information on the current budget shortfall due to maintenance expenses, insurance premium increase, legal fees for covenant enforcement issues and outstanding accounts. Discussion is held at length reviewing the areas overbudget which were non-fixed costs and items that were needed maintenance for safety issues such as dead tree removal and electrical work. All steps are being taken to collect outstanding assessments, and several accounts have been sent to legal for collections. Comments and questions from the floor are heard; it is noted the community has run a very tight, and sometimes short, budget in past years as well.

Discussion is held that the shortfall to address bills needing to be paid and reserve funding for year end will be approximately \$24,000. This would be a \$165 special assessment per home. The Board discusses the amount and payment due dates. The process of formal approval of the assessment with a 14-day notice to the membership is explained; this is not being approved at this meeting.

Jerry moves to hold a meeting on Monday September 22, 2025 at 6:30pm to formally approve a special assessment of \$165 / house due by November 1 2025, Leslie seconds: all in favor.

#### **QUESTIONS FROM THE FLOOR:**

- Discussion is held regarding enforcement and the fining process vs. legal process.
- A member asks if the assessment could be paid with the 4<sup>th</sup> quarter assessment on 10/1; it can be.
- An owner expresses concern regarding police activity at certain homes and what might be able to be done. The role of the Association is discussed; any suspicious activity or other problems should be reported to the police department.
- Cristin reports that 7 of the 8 homes in Magnolia Lakes that have been discharging storm water onto Association property have corrected their drainage systems.
- The pool tile will be replace in the fall with the correct tile.

#### **ADJOURNMENT:**

Since there was no further business, a motion was duly made and seconded to adjourn at 7:34 p.m.

These minutes were taken by Sara LaPointe, Bayside Management Services.