

# Cypress Bend HOA Inc.

## Minutes of the Budget Meeting November 26, 2025

### **CALL TO ORDER:**

The meeting was called to order at 6:00p.m. at the Cypress Bend Pool Cabana.

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

### **PROOF OF NOTICE:**

Proof of notice was mailed on 11/7/25 and posted in accordance with the By-laws and Florida Statutes.

### **APPROVAL OF MINUTES:**

Cristin moves to approve the minutes of the 9/22/25 meeting, Leslie seconds; all in favor.

### **OFFICER, COMMITTEE or MANAGMENT REPORT: None**

### **UNFINISHED BUSINESS:**

- A. Operating Account change to Truist Association Services-** Holly discusses changing the operating bank account from TD Bank to Truist Association which will enable owners to pay their assessments electronically, which many have expressed an interest in. Leslie moves to move the operating account to Truist Association Services with herself, Cristin and Sara LaPointe (mgmt.) as signers, Jerry seconds; all in favor.
- B. Finalize Covenant Enforcement against 1296 Cypress Bend-** Discussion follows; legal has proceeded with requesting mediation; the issues still exist. Holly moves to ratify legal action for covenant enforcement, Jerry seconds; all in favor.

### **NEW BUSINESS:**

- A. Adoption of the 2026 Operating and Reserve Budget-** Holly provides an overview of the budget and the process to develop it to cover the necessary expenses but being mindful of tight budgets. Holly moves to approve the 2026 budget as presented, Jerry seconds. Comments are heard from the floor including questions regarding the assessment increase, reserve funds, shoreline work needed and increased expenses. All in favor.
- B. Yearend tax requirements-** Jerry moves to carry forward any surplus or deficit, file the 2025 taxes and perform the statutory required 2025 year end financial reporting, Cristin seconds; all in favor.
- C. PH Feeder repair-** Jerry provides information regarding the repair necessary for the PH feeder at a total cost of \$850. Holly moves to ratify the repair, Leslie seconds; all in favor.
- D. Painting bathrooms-** Holly advises the paint is available to paint the bathrooms and volunteers are needed to help. There are also donated plants that volunteers can help put in the ground.
- E. ARC Appointment-** Holly moves to appoint Gary Sakowski to the ARC, Cristin seconds; all in favor.

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

- Gary asks about a pool fob; management will investigate.
- An owner asks about people feeding wildlife which is illegal in Florida; management will send a letter.
- Discussion is held regarding a car often seen parking in the community which has signs of someone living in it. People are encouraged to call the police to report such activity.
- Discussion is held regarding making updates to the reserves which requires a membership vote.

### **ADJOURNMENT:**

Since there was no further business, a motion was duly made and seconded to adjourn at 7:22 p.m.

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