

CYPRESS TRAIL ORMOND OWNERS ASSOCIATION, INC.
Trails conference room - downstairs
201 Main Trail, Ormond Beach, FL 32174

Minutes of Budget Board Meeting for December 3, 2025, at 5:30 pm

1. Call the meeting to order. Establish quorum

The meeting was called to order by President Yanir Maidenberg at 5:30 pm. The quorum was established by the presence of the whole board.

2. Approval of prior minutes (9/24/25)

Mr. Maidenberg made a motion to accept the minutes from September 24, 2025, as presented. Mr. Brown seconded the motion. All in favor, motion passed.

3. Discussion and approval of 2026 budget

Mr. Maidenberg made a motion to approve the budget for 2026 resulting in a quarterly assessment of \$282.00 per lot. Mr. Brown seconded the motion. All in favor, motion carried.

4. Owners Forum

- a. Yellowstone proposal for landscaping improvement was discussed. The board to acquire more bids due to high cost.
- b. There is a need to address the potential for flooding on the East side of the property due to the terrain inclination, and the fact that the City of Ormond Beach drop debris from the street's cleanup there.

5. Adjournment

Mr. Maidenberg made a motion to adjourn the meeting at 6:10 pm. Mrs. Hale seconded the motion.