

CYPRESS TRAIL ORMOND OWNERS ASSOCIATION, INC.

Trails conference room

Minutes of Board Meeting for April 10, 2025, noon.

1. Call the meeting to order. Establish quorum

The meeting was called to order at 12:01 pm by Treasurer Sharon Hale. The quorum was established by the presence of the whole board.

2. Approval of prior minutes (2/27/25)

Ms. Hale made a motion to approve the minutes from February 27, 2025, as presented. Mrs. Lazzara seconded. All in favor, motion carried.

3. Old Business

- **Accounts Receivables**

Ms. Albanese presented the progress made on collecting the arrears assessments.

- **Appeals Committee**

Mr. Maidenberg made a motion to accept the following volunteers as part of the Appeals Committee: Mr. Bob Gonynor (31), Mr. Tyler Travis (46), and Mr. Dennis Ogburn (35). Mrs. Hale seconded. All in favor, motion carried.

- **Approval of Violations and Infractions Guidelines**

Mr. Maidenberg made a motion to accept the proposal from the Assessment of Violations and Infractions Committee with modifications. Mrs. Lazzara seconded the motion. All in favor, motion carried.

- **By Laws creation and CCR amendment suggestions for Attorney**

Mr. Maidenberg made a motion to approve the By-Laws suggestions to be sent to the association attorney. Mrs. Hale seconded the motion. All in favor, motion carried.

- **ARC violations approved in the past**

The board didn't find any favoritism or discrepancies on the past rulings of the ARB.

4. New Business

5. Owners Forum

- Playground status: the board is waiting for the catalog that was mailed.
- Preserve area assimilation by owners of lot 40 (Ahmad Sarshory and Firouzeh Toutouchian): the board will be presenting the current documentation to the attorney for proper recording. The association feels that it is important to

have an official recording of its effort to preserve the Protected Land avoiding future assignment of responsibility.

6. Adjournment

Mr. Maidenberg made a motion to adjourn the meeting at 1:36 pm. Mrs. Hale seconded.