

CYPRESS TRAIL ORMOND OWNERS ASSOCIATION, INC.

Trails conference room

Minutes of Board Meeting for September 24, 2025, at 5:30 pm

1. Call the meeting to order. Establish quorum

The meeting was called to order by President Yanir Maidenberg. The quorum was established by the presence of Mr. Maidenberg and Mrs. Hale.

2. Approval of prior minutes (4/10/25)

Mr. Maidenberg made a motion to approve the minutes for April 10<sup>th</sup> as presented. Mrs. Hale seconded the motion. All in favor, motion carried.

3. Appointment of new board member.

Mr. Maidenberg made a motion to appoint Mr. Richard Brown effective immediately. Mrs. Hale seconded the motion. All in favor, motion carried.  
Mr. Brown accepted the position.

4. Old Business

- Accounts Receivables

Ms. Albanese presented the collection situation at Cypress Trail.

5. New Business

- Approval of the attorney's draft for the Cypress Trails By-Laws.

Mrs. Hale made a motion to approve the draft for the Cypress Trails By-Laws with the modification of Section 3.1, changing the requirement for the Annual Membership meeting to be held in the last quarter of the year. Mr. Brown seconded the motion. All in favor, motion carried.

- Playground sign.

Mr. Maidenberg made a motion to approve the installation of a sign indicating the way to the playground. Mrs. Brown seconded the motion. All in favor, motion carried.

- New entrance monument on the South Entrance.

This item was tabled to the next meeting.

- Yellowstone's landscaping proposal for external south wall plants.

This item was tabled to the next meeting.

6. Owners Forum

- The North wall dirt or rock under the fence needs to be filled. It was voted on October/November of last year's board meeting and approved, but wasn't done.

- Mr. Caffrey hasn't heard from the ARB appeals committee.
- A Welcome Package should be designed, advising the new owners of garbage days, who to communicate with, etc.
- Ms. Albanese to fix the form for the ARB on her website.
- Mr. Ogburn will be spearheading the shade cover for the mailbox project.
- Next meeting will be on December 3, 2025, at 5:30 pm. It will be the Budget and the Membership meeting.

7. Adjournment

Mr. Maidenberg made a motion to adjourn the meeting at 6:28 pm. Mrs. Hale seconded the motion. All in favor, motion carried.