CYPRESS TRAIL ORMOND OWNERS ASSOCIATION, INC.
The Trails Community Center
201 Main Trail, Ormond Beach, FL 32174

Minutes of Board Meeting for September 3, 2026, at 5:30 pm

1. **Call the meeting to order. Establish quorum**
   The meeting was called to order by President Bob Gonynor at 5:31 pm. The quorum was established by the presence of the whole board.
2. **Approval of prior minutes (7.15.26)**
   Mr. Maidenberg made a motion to approve the minutes as presented. Mr. Brown seconded the motion. All in favor, motion carried.
3. **Board of Directors Officer positions.**
   Mr. Maidenberg made a motion to appoint Mr. Brown as President of Cypress Trails and make Mr. Gonynor the Vice-President. The other positions are to stay the same. Mr. Erzinger seconded the motion. All in favor, motion carried.
   Ms. Albanese was instructed to leave Sunbiz as is.
4. **President report.**
   The copy of the report is attached to these Minutes.
5. **Clarify decisions to not use volunteer help.**
   The board agreed to place a note in the Association newsletter with instructions for all owners not to talk nor interfere with vendors. The Board and the CAM agreed to reiterate to vendors that they are not to speak to residents; rather, vendors are to interface with either the CAM or a Board Member.
6. **North Pond fountain replacement.**
   Mr. Maidenberg made a motion to accept the bid from CL Burney Services Inc. in the amount of $8,761.00 to replace the fountain and all its parts including the cables. Mr. Erzinger seconded the motion. All in favor, motion carried.
7. **Insurance.**
   The board will leave the insurance alone until its natural renewal. (May/June)
8. **President to appoint new committee (per By-Laws Sec 6-6.2) and appoint members to it. Proposed name of committee is Common Area Enhancement and Maintenance Committee.**
   This item was cancelled.
9. **Discuss if we want to pursue turning some common areas over to adjacent homeowners.**
   The board decided to abandon the discussion.

Ms. Albanese is to request the Association Attorney to write a letter to the owner of lot 40 to remove all the irrigation pipes placed on common areas, with 30 days' time limit before the Association does it and charges the owner.

Ms. Albanese is to request Lot 1 owner to remove 3 sick trees at the entrance to the community within 30 days' time before the Association removes such trees.

10. **North Wall repairs and the related reserves set aside for these repairs**

    Mr. Maidenberg is to request a letter from Engineer stating issue isn't structural.

11. **Birchwood boarder and related maintenance.**

    Mr. Brown made a motion to demarcate the Clyde Morris side on both sides of the lake by introducing vegetation. Mr. Maidenberg seconded the motion. All in favor, motion carried.

12. **Gazebo/Pergola discussion.**

    Mr. Erzinger made a motion to purchase and install a shelter by mailbox with a maximum budget of $6,000. Mr. Maidenberg seconded the motion. All in favor, motion carried.

13. **Landscape vendor bids.**

    Mr. Maidenberg made a motion to accept the VerdeGo proposal after clarifying the annual price cap. Mrs. Hale seconded the motion. All in favor, motion carried.

14. **Landscape virus.**

    The Florida Statutes 720.3075 and 372.185 allow the type of grass to be replaced by another type in case of a virus.

    Ms. Albanese to consult the Association's Attorney on how to add this resolution to the Association Governing Documents.

15. **Owners Forum.**

    a. Sharon Hale and Bob Gonynor's positions will be up for election in 2026; Kip Erzinger, Yanir Maidenberg, and Rick Brown's position to be up for election in 2027 (all 3-year terms).
    b. The Annual and the Budget meeting will take place on November 11th, at the Trails Community Room (upstairs).
    c. The board will have a budget workshop scheduled for October 21st at 3 pm. The meeting will take place at Albanese Hollander's office. The membership will be allowed to observe the meeting via Zoom, without participation (they will be on Mute).

16. **Adjournment**

    Mr. Maidenberg made a motion to adjourn the meeting at 7:28 pm. Mr. Erzinger seconded the motion.