

CYPRESS TRAIL ORMOND OWNERS ASSOCIATION, INC.
201 Main Trail
Small Conference Room
Ormond Beach, FL 32174

Minutes of Board Meeting for February 27, 2025, at 5 pm

1. Call the meeting to order. Establish quorum

The meeting was called to order at 4:59 pm by President Yanir Maidenberg. The quorum was established by the presence of Mr. Maidenberg, Mrs. Lazzara, and Mrs. Hale (over the phone).

2. Approval of prior minutes (1/30/25)

Mr. Maidenberg made a motion to approve the minutes of January 30, 2025, as presented. Mrs. Lazzara seconded the motion. All in favor, motion carried.

3. Old Business

• **Board Members**

Mr. Maidenberg made a motion to reduce the number of board members to 3 to facilitate adding members to various committees. Mrs. Lazzara seconded the motion. All in favor, motion carried.

4. New Business

• **Accounts receivable enforcement**

A statement will be sent to all owners with balance on their accounts. The following month penalties will be assessed.

• **Playground improvement**

Mr. Maidenberg made a motion to approve the purchase of additional playground equipment not to exceed \$1500.00. Mrs. Lazzara seconded the motion. All in favor, motion carried.

5. Open Forum

- a. Cypress Trail must create an appeals committee before they can enforce the documents and rules.
- b. The Enforcement committee must approve its rules before starting the enforcement.
- c. There is a need to amend the Governing Documents to address rental limitations, etc.
- d. The board will be looking for all Variances approved in the past to make sure the new enforcements don't cause selective enforcement.
- e. The landscaper and the weed control vendors will be starting in March.

6. Adjournment

Mr. Maidenberg made a motion to adjourn the meeting at 5:50 pm. Mrs. Lazzara seconded the motion.