

CYPRESS TRAIL ORMOND OWNERS ASSOCIATION, INC.
c/o Albanese Hollander, Inc
1 Ridge Trail
Ormond Beach, FL 32174

Minutes of Board Meeting for January 30, 2025

1. Call the meeting to order. Establish quorum

The meeting was called to order at 5:55 pm. The quorum was established by the presence of Mr. Maindenberg, Mrs. Hale, Mrs. Pariseau, and Mrs. Lazzara. Mr. Burrill was not present.

2. Approval of prior minutes (12/5/24)

Mr. Maidenberg made a motion to approve the minutes for December 4, 2025, as read. Mrs. Hale seconded. Mr. Maindenberg, Mrs. Hale and Mrs. Lazzara voted in favor. Mrs. Pariseau abstained. Motion carried.

3. Community bylaws

The Association does not have By-Laws and must have one. A committee was created to decide on bullet points to be forwarded to the attorney. The board will meet on February 27, 2025, at 6 pm. to discuss/approve the suggestions.

4. Old Business

- a. The new garbage bins and the picnic table will be secured
- b. Mrs. Lazzara will oversee placing the garbage from the bins for collection.
- c. Toucan will be taking care of spraying the lawn throughout the property.
- d. Andrews Lawn and Landscaping will be starting by the end of February.
- e. The attorney search is ongoing.
- f. There was a suggestion to place a spigot by the playground.
- g. Mr. Caffey's fence is still an open item.
- h. Mr. Gurdak was advised he cannot participate in board meetings since he is not a member of the association.

5. New Business

- a. An enforcement committee was formed to help with violations. Mrs. Hale made a motion to approve the committee. Mrs. Pariseau seconded the motion. Motion carried. Mr. Erzinger and Mr. Ogburn volunteered. A third person is to be solicited from the community.

6. Open Forum

7. Adjournment

Mr. Maidenberrg made a motion to adjourn the meeting at 7:05 pm. Mrs. Pariseau seconded it.