

**Cypress Cove Maintenance Association
Monthly Board Meeting Minutes
February 11, 2026, 6:00 pm**

- I. Call to Order – 6:00 PM**
 - a. Sara Caminiti – President**
 - b. Bonnie Lynch – Vice President**
 - c. Margaret Genzer – Secretary**
 - d. Sandra Emanuel - Treasurer**
 - e. Justin Devereaux –Director**

- II. Review of Previous Meeting Minutes for approval-** Sara motions to make the following revision to the January meeting minutes. Sandra 2nds, the Board votes unanimously to pass the motion.

V. Park – The gate to the park was locked, not authorized by the CCMA.

- III. Review of Financial Reports –** The board reviewed the financial reports. Margaret had questions regarding oversight of financials, the data breach, and Tom Nairn’s access to bank documents.
 - a. Audit Update –** Sandra reported:
 - 1. The audit should conclude in the next week or two. Additional documents are required to be submitted by the CCMA.

- IV. Committee Reports**
 - a. Architectural Control Committee –** Sara presented ACC report: 3 plans received, 7 permits are ongoing or valid, 3 applications were reviewed
 - b. Deed Restriction Committee –** Sara presented the DRC report: 4 new complaints, 3 certified letters were sent out, 2 complains remain on the books.

- V. Park –** Justin will look into options for affordable park equipment.
- VI. Pool –** The pool will open Memorial Day weekend. The pool cameras were taken down per Texas Privacy laws.
 - a. Kiddie Pool Leak –** A leak has been identified in the Kiddie Pool originating from the decorative tile.

VII. Maintenance

- a. **Floor Repair in Civic Center** – Looking for matching tile.
- b. **Mailbox Project Update** – The mailbox post at Bob White is next.

VIII. Old Business

- a. **New Software Launch** – Owner’s portal is ready to launch. A demo Zoom call will be on Tuesday, 17th at 1 PM. Sign in instructions will be posted on the website. Margaret had questions regarding the monthly fee increase after the first year, Sandra stated that the fee won’t change.
- b. **Rental Agreement Review** – Tabled to update agreement language.

IX. New Business:

X. Public Input:

- a. **Marty** – Suggested that property owners give permission to tenants to use Civic Center and the property owner is responsible for damages, regarding Civic Center rentals.
- b. **Gordon Swan** – Addressed the board in terms of honoring his contract with the CCMA.

XI. Meeting Adjournment - Next CCMA BOD meeting March 11th, 2026, 6:00 pm. Bonnie makes a motion to adjourn the meeting at 7:19 PM, Justin 2nds and the motion is unanimously passed.