



Winding Cypress Homeowners Association Board of Directors  
Town Hall Meeting  
Tuesday, December 4, 2023, 6:00pm  
Meeting Minutes

The Town Hall meeting of the Winding Cypress Board of Directors was held on Tuesday, December 4, 2023, at 6:00pm in the amenity center event room. President Bill Powell called the Town Hall meeting to order, and Lawyer Richard DeBoest was present and introduced. WC staff Jade McKim and Stephanie Brewster were in attendance along with 42 residents on zoom and 23 residents present in person.

Bill Powell spoke of following transition from the developer Pulte, Winding Cypress is amending and restating the governing documents. This is needed since the documents are the original from the developer. This transition from developer to HOA passes the control of the association to the community's homeowners. Adopting any changes requires a membership vote. Developers use a standard template for documents. The lawyer Richard DeBoest said what we would like to adopt is to remove developer language and update to current changes in the law and incorporate the amendments. This will better meet the community's needs. The Declaration is much like the constitution sets forth the covenants/restrictions. Articles of incorporation are the basic structure of and governance of the association. The Bylaws are the operational and administration of the association explains the board, meetings, and the budget.

Questions from owners followed regarding: the membership vote change, reserve question regarding non-statutory/statutory reserves, special assessments, food and beverage minimum, and electronic emailing documents to owners.

Date of turnover for Winding Cypress was January 31, 2022.

Once this Town Hall meeting is complete, a final copy of the documents will be sent out for review and a vote from membership is required at a future meeting.

The meeting was adjourned at 6:55pm

Signature: \_\_\_\_\_

Date: 1-31-24

Dr. Michael Boriss, Board Secretary