

CYPRESS HEAD MASTER HOMEOWNERS' ASSOCIATION, INC.

c/o Tout Management, LLC.

1326 S. Ridgewood Avenue, Suite 12, Daytona Beach, FL 32114

NOTICE OF BOARD OF DIRECTOR'S MEETING

Tuesday, September 15, 2026 – 6:00PM

Cypress Head Clubhouse, 6251 Palm Vista, Port Orange, FL 32128

& VIA CONFERENCE CALL (LISTENING ONLY)

Dial In Number: 717-908-1690

Access Code: 901147#

AGENDA

PLEDGE OF ALLEGIANCE

CALL TO ORDER

- Determination of Quorum

- Proof of Meeting Notice

RESIDENT PARTICIPATION

APPROVAL OF THE AGENDA

READING OF THE MINUTES

- Read or waive the reading & approve minutes from 8/10/26 & 9/11/26

STATUS OF ACCOUNTS

- Treasurer's Report

ASSOCIATION MANAGER'S REPORT - Tasks/items completed and/or pending

LANDSCAPING UPDATES

- Landscaping updates

UNFINISHED BUSINESS

- 2026 PROJECTS & PLANNING
 - o Bench – In progress, review concrete pad proposals
 - o Siesta Key/Sable Key Storm Drain Matter – In progress
 - o Court Canopy – Review & Approve
- MRTA (MARKETABLE RECORD TITLE ACT) – Update on next steps
- 2027 Proposed Budget Worksheet – In progress

NEW BUSINESS

- St. Thomas Court – Storm Drain Proposal
- Clubhouse Usage – Bible Study Group Request
- Solitude Pond Inspection – Update
- 2027 Reserve Study – Review & Approve

COMMITTEE REPORTS, IF ANY

(ARC, Welcome, Newsletter, Social, Clubhouse Rentals, Granny's Attic, Annual Garage Sale, Tennis/Pickleball Courts)

RESIDENT PARTICIPATION

BOARD MEMBER REMARKS

ADJOURNMENT

NEXT MEETING: October 20, 2026 – 6:00PM – Board Meeting & 2027 Budget Adoption Meeting