

To: POA Board of Directors

FLU-21-04

From: Cypress Run of Florida, LLC

Subject: Request for Favorable POA Consideration

CRF is considering the purchase of property along the north side of our current land adjacent to the maintenance facilities near the railroad tracks. It is our hope to gain CRPOA approval to integrate this property into the Cypress Run Master Plan on file with Pinellas County.

Integrating this land into the Master Plan would accomplish several things that we believe will benefit all stake holders. New villas of similar style to those currently in existence could be built overlooking the #3 tee and along the #2 fairway. This would provide new homes to contribute to the CRPOA while providing comps that are sure to increase Villa values in Cypress Run. Moreover, the scenery of landscaped housing would be far better than the current views of the maintenance shed. Finally, revenue generated will enable future investment by CRF into Club facilities bfitting all POA members.

Hence, the club equipment and maintenance facilities would be moved to the north on a portion of the newly acquired property where there would be ample space. The aesthetics would be considered to assure no current POA views are impaired.

While there are many details to work out, we are committed to keeping you informed of our progress as we go through the assessment of these options and the Pinellas County approval process. Moving forward, CRF is committed to ensuring there are no costs to the POA resulting from this request, approval, and subsequent construction of new villas. We recognize development will be subject to all rules and regulations of the Cypress Run Master Plan.

We are asking for your signatory support so that we can proceed with Pinellas County as they will certainly be interested in the CRPOA position.

Judith Durdan: President Judith Durdan
William Caggiano: Vice President William Caggiano
John Towey: Secretary John B. Towey
Richard Widdicombe: Treasurer Richard Widdicombe
Regina Holland Regina Holland
Arnold Brewer Arnold Brewer
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August 12, 2021


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Mr. Robert Warren
Cypress Run Florida Inc.
bob@Cypressrun.com
Re: Proposed Lots

Dear Bob,

In past conversations we have discussed your plans for the sale of the lots by the tennis courts and planned construction of those lots as residential properties. While those are not properties that are currently part of the Cypress Run Property Owners Association, we have agreed and long understood that they would be developed subject to the Covenants and Restrictions of Cypress Run and the architectural committee and become part of the POA community. We would appreciate having a copy of the Plats once they are completed.

It is in our best interest to have those properties built out and added to the residential community. We congratulate you on the sale and look forward to working with your purchasers as new members of Cypress Run Property Owners Association.

Regards,

Judith M Durdan
President Cypress Run POA