

**Karanda Village IV
Condominium Association, Inc.
c/o Spectrum Association Services, Inc.
8927 Hypoluxo Road – Suite A-4 #218
Lake Worth, FL 33467
Tel. (561) 734-0035
E-mail – spectruminc@comcast.net**

**January 16, 2025
6:30 PM
TCMA (Township Community Master Association) Meeting Room
2424 Lyons Road
Coconut Creek, FL 33063**

Type of meeting

Annual Meeting and Election

Topics

Num.	Topic
1.	Certifying quorum – Call to order 6:35 PM Allen Sugarman of Spectrum certified that there was a quorum and called the meeting to order
2.	Proof of Notice of Meeting Allen Sugarman showed copies of the two notices of the meeting as proof of notice
3.	Reading or waiving of reading of previous minutes Steve Costello made a motion to waive the reading of previous minutes, it was seconded by Jim McHenry, passed unanimously
4.	President/Officers Reports President Andrea Ruh told about things done in the last year: A new landscaper obtained, dumpsters repaired and painted, address lights installed, sprinkler pump repaired, electrical issues fixed, 7 raccoons and 1 armadillo trapped and removed, rat traps and vinegar placed in and around dumpsters, KIV Facebook page started: https://www.facebook.com/groups/943716921146886/ Upcoming: Concrete issues and resealing

16jan25 KIV Annual Meeting Minutes

5.	Seating of seven (7) Directors As there were 7 positions and only 7 candidates the following were elected to the BOD by acclamation: Steve Costello Jim McHenry Judith McLoughlin Eileen Palanker John Powell Andrea Ruh Claude Suttle (pending his acceptance of the position)
6.	Other New Business Comments from owners was opened: Owner with wood floor issues – not discussed per Condo Attorney Black sidewalks near BLDG 19 –Spectrum to get with Milfort asap Pest Control – in the process of getting bids to have done quarterly instead of once a year Spectrum website not providing information – That site not set up for that at this time mainly for maintenance fee payments Guest parking bumpers should be yellow – at this time guest spot yellow marking at rear of parking space and should be redone when the resurfacing is done in the next few months An owner wondered if there is any hope of having internet through the association like Comcast used to be – At this time there are no other viable options
7.	Motion to Adjourn Annual Meeting Steve Costello moved to have the meeting adjourned, Jim McHenry seconded, passed unanimously Adjourned at 7:03 PM