

# CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

## BOARD OF DIRECTORS SPECIAL MEETING MINUTES

Friday, January 31, 2025

Held via Zoom, ID: 411 069 3998 Password: 2DSekZ

Meeting was called to order @ 3:00 by Jim Mahar

**Present:** James Mahar- President Sandra Hickox -Vice President; A. Qaiser Naqui- Treasurer, Linda Van Coller - Secretary, Simon Blondeau - Director, David Webb - Director via zoom

**Arrived late:** Giovanni Tapari -Director. Quorum established.

### MINUTES

Simon started with some of the issues and complaints with our current property manager, Alliance Property Systems (APS) and Jason Hoffman.

The role and responsibilities of Property Manager vs. Board members were discussed.

Problems acquiring vendors, getting bids for jobs and delays of repairs was mentioned.

Board members Qaiser, Sandra, Linda, David and Giovanni also discussed some of the problems and benefits we've experienced with APS.

Simon recommended we terminate APS.

Jim suggested we check out other Property Managers for quotes.

**Sandra made a motion** to terminate PM Jason Hoffman, Alliance Property Systems. Simon Blondeau 2nd the motion. Jim Mahar, David Webb, Giovanni Tapari, Qaiser Naqui are in favor. Linda Van Coller-opposes. Motion passed.

### ADJOURNMENT

Without objection by Jim Mahar at 3:50pm

***ALL MOTIONS, WITH OR WITHOUT A 2ND, APPROVED UNANIMOUSLY UNLESS OTHERWISE INDICATED PER ROBERT'S RULES FOR BOARDS <12 MEMBERS;***

***\*\*Note: Items in Italics and parenthesized are editorial( or identify a business entity) in the production of the Minutes and not necessarily said or expressed.***

Submitted 2 -1-2025 by Linda Van Coller, Secretary