

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES
Thursday, April 17, 2025

2106 S Cypress Bend Dr #105
Held via Zoom ID: 411 069 3998 Password: 2DSekZ

Meeting was called to order @ 9:30 AM by Giovanni and Jim Calderazzo took the roll.

Present: Giovanni Tapari-President, Ivan Drljevic-Vice president, Paul Soares-Treasurer, Joao Wagner Neto, Sofia Cantador, and David Webb(zoom)-Directors
Absent: Christine Barreto,

Jim Calderazzo, J&L Property Manager.

MINUTES

Giovanni_made a motion to approve the March 20, 2025 *Board of Directors* Minutes without a reading._Sofia_Seconded. All in favor.

TREASURER'S REPORT

Reserve Acct. Balance	1,515,775.79
Operating Acct. Balance.	490,951.88
Total as of 3/31/25	<u>2,006,727.67</u>
Rental Sec. deposits	30,802.35

PROTECTIVE BOARD OF GOVERNORS REPORT:

None submitted

MANAGEMENT REPORT:

None

OLD BUSINESS:

Jim notes regarding termination clause in his contract is 30 days

NEW BUSINESS

Approve roof cleaning by VIP Pressure wash at ~\$4600
Forensic Audit of previous board expenditures was tabled;
Annette notification of services to be terminated ratified.
Flood Insurance @ ~\$28,000 was re-instated after old board cancelled;

All the above items requiring ratification or a board vote were approved unanimously by motion of David and Second by Sofia unless otherwise stated.

GOOD AND WELFARE.

ADJOURNMENT

Without objection by Giovanni at 10:20 a.m

*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.*

*Association attendance : 14-303 and 11-210