

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

Thursday, November 21, 2024

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

Meeting was called to order @ 9:30am by Jason Hoffman who took the roll and declared a quorum.

Present: Sandra Hickox--President; James Mahar, Vice President,
Linda Van Coller - Secretary/Treasurer, Simon Blondeau - Director
Jason Hoffman, APS Property Manager. After roll call: David Webb - Director
Quorum established

MINUTES

Linda made a motion to approve the Oct 19, 2024 *Board of Directors* Minutes without a reading. Sandra seconded the motion.

TREASURER'S REPORT (Reported by Linda Van Coller, Treasurer)

Reserve Acct. Balance	1,469,878.
Operating Acct. Balance	*187,670.
Total as of 10/31/24	<u>1,977,633.</u>
Rental Sec. deposits	30,802.

PROTECTIVE BOARD OF GOVERNORS REPORT: Meeting via zoom, nothing to report

CHANGES TO CBIV BOARD:

Sandra made a motion to reseate A.Qaiser Naqui as Treasurer. Linda seconded. All in favor.

Sandra made a motion to switch board positions and appoint James Mahar as President, and she, Sandra Hickox, will be Vice President, due to ongoing health issues.
A.Qaiser seconded the motion, All in favor.

Sandra Hickox and Linda Van Coller will remain bank signers. James Mahar and A.Qaiser Naqui will be added as bank signers as soon as possible.

MANAGEMENT REPORT:

Budget 2025 - First draft was provided by APS. A.Qaiser and Jason will meet to discuss and report back to the board. They anticipate a minor increase due to insurance costs.

Reserve Study - Pending. Current budget was provided and we have still not received the revised study from Calc Engineer. Jason will contact them once again.

Sandra made the following motions:

To accept the bid of \$2022.00 from 360° Roofing to repair leak caused by AC brackets in Bldg.11. A.Qaiser seconded, All in favor.

To accept the cost of \$1200. to install & take down new holiday lights on all 4 buildings. Less decor is easier, and much cheaper to store.
Linda seconded, All in favor.

To give Alvaro (CHI janitorial) a holiday gift card of \$300.
Linda seconded. All in favor.

To give Annette Pelletier a holiday gift card of \$150. A.Qaiser seconded.
Linda, Simon and James are in favor. David Webb opposes.

UNFINISHED BUSINESS:

Parking Lots Asphalt - Permit was picked up today, so work will be scheduled.

Pool Cabana Roof - James Mahar delivered deposit check of \$2000. for A-1 Modified Roofing to begin job. Balance of \$2000. due when completed.

Elevator- Jason said renewal was submitted to Broward Co, will confirm and post updated certificates when received.

All the above items requiring ratification or a board vote were approved unanimously unless otherwise stated.

GOOD AND WELFARE.

ADJOURNMENT

Without objection by Sandra Hickox at 10:12 am

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 - 0***

Submitted 11-21-24 by Linda Van Coller, Secretary