

# **CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC**

## **BOARD OF DIRECTORS MEETING MINUTES**

SEPTEMBER 25<sup>TH</sup>, 2025

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

Meeting was called to order @ 5:30 PM by Jim Calderazzo, CBIV Manager, *J&L Property Management*

**Present:** Giovanni Tapari, Joao Wagner , Sofia Cantador, Paulo Soares, Jim Calderazzo and via Zoom David Webb

### **MINUTES**

Motion by Giovanni approved last board meeting minutes

Seconded by Sofia

All in favor passed.

### **NEW BUSINESS**

- Budget for 2026 cannot be changed due to new state law on reserves
- Building 10-503 needs to remove exterior camera
- 2024 reserve check \$86,670.95 where went
- Parking lot sealing completed, striping schedule for October 23, 2025
- J & L to close out City National Bank

Motion by Giovanni to stop using WIFI warren for camera and start up with Luna Electronics with updates

Seconded by Sofia

All in favor, motion passed

- Water bill Building 10 high, J & L to have inspected
- Documents for portal in place

Motion by Giovanni to termination Motion elevator immediately and go with Fiji Elevator November 1<sup>st</sup> and approve the installation of Door operator for 3 building other than Building 11

Seconded by Sofia

All in favor, motion passed

Board approved calling meeting when needed but no less than quarterly starting January .

Car decal will be handled by J & L property, notice to be sent to owner

Motion by Giovanni

Seconded by Paul

All in favor, motion passed

Also, to advise owner all concerns must go to J & L , not directly to Board members

### **GOOD AND WELFARE**

### **ADJOURNMENT**

Meeting adjourned at 7:00 p.m.