

# CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

## BOARD OF DIRECTORS MEETING MINUTES

Thursday September 19, 2024

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

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

**Present:** Sandra Hickox--President; David Webb--Director, Linda Van Coller -Secretary/  
Treasurer, Jim Maher- Director, Simon Blondeau - Director (via zoom)

Jason Hoffman - APS Property Manager.

**Absent-** Marcia Edwards, Vice President

**Quorum established**

Annette Pelletier - for video/zoom

### MINUTES

Sandra made a motion to approve the Aug 15, 2024 *Board of Directors* Minutes without a reading. Linda seconded the motion. All in Favor;

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

Reserve Acct. Balance	1,489,263
Operating Acct. Balance	374,159
<u>Total as of 8/31/24</u>	<u>1,894,725</u>
Rental Sec. deposits	31,302

**BOARD OF GOVERNORS REPORT:** BOG Budget meeting scheduled for Thurs 10/3.

### MANAGEMENT REPORT:

**\*40 Year Inspection Report** - The Structural report has been submitted to the city- but the Electrical report was not signed/sealed properly, and was rejected. PM Jason agreed to have a courier retrieve the signed report in Miami to be submitted to the City of Pompano Beach before the deadline.

### UNFINISHED BUSINESS:

**Pool Cabana Roof-** Sandra made a motion to accept the bid of \$4000. to overlay new roof shingles. Board chose "Old English Pewter" gray shingle. Linda suggested a darker shingle in Brown tones. Motion passed with 3 in favor, Linda and David voted against.

## **NEW BUSINESS:**

**Parking Lot/Bumpers** - Quote from Asphalt Restoration was \$36,995 for pavement rejuvenation, \$7995 to paint/stencil wheel stops and addt'l \$4995 to repair/replace broken wheel stops. This maintenance project is funded with reserves. Sandra made a motion to accept the bid, Linda seconded the motion, all in favor.

**Spa Jet Pump replacement-** Inquiry with Crizabella Pool service replied 'will try to install it this week.'

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 10:05 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 -***

Submitted 9-23-24 by Linda Van Collier, Secretary