

# CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

## BOARD OF DIRECTORS MEETING MINUTES

Thursday, January 16, 2025

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

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

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

**Absent:** James Mahar- President

Jason Hoffman, APS Property Manager. Quorum established.

### MINUTES

Sandra made a motion to approve the Dec 23, 2024 *Board of Directors* Minutes without a reading. Linda second the motion. All in favor.

### TREASURER'S REPORT (Reported by Jason Hoffman, PM and edited 1/21/25)

Reserve Acct. Balance 1,515,443.

Operating Acct. Balance 447,002.

Total as of 12/30/24 1,962,446.

Rental Sec. deposits 30,802.

### PROTECTIVE BOARD OF GOVERNORS REPORT: No meeting in Dec.

**Sandra made a motion** to seat Giovanni Tapari as Director. David 2nd, all in favor.

### MANAGEMENT REPORT:

**Sealcoating parking lots** - signed, in process

**Mulching**- Quote of \$11,250 total 4 bldgs. Board requested another quote for less mulch-only areas near the buildings and pool, and not parking lots.

**Certifications for elevators**- compliant just waiting on correct certificates to post.

**Bldg 11** - Roof repair by AC pipes completed by 360° Roofing.

### UNFINISHED BUSINESS:

**Sprinklers**- Simon is following up with repairs in process and new zone controls.

### NEW BUSINESS:

**Holiday Lights**- will be taken down and stored.

**Discussion** of updated report of various items like doors, trim and gutters that need attention or repairs, and parking enforcement.

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 10:20am

***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 - 1**

Jennifer Zigarac 10-104

Submitted 1-21-2025 by Linda Van Coller, Secretary