

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

THURS JUNE 15, 2023

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

Meeting was called to order @9:31am by Sandra who took the roll.

Jim Calderazzo (via Speakerphone), CBIV Manager, *J&L Property Management* verified and declared a quorum.

Present: Sandra Hickox--President; David Webb--Vice president; Linda Van Collier--Secretary; Simon Blondeau--Director;

Absent: Qaiser Naqui--Treasurer;

Quorum established

MINUTES

David moved, Linda 2nd to approve the May 18, 2023 Annual & *Board of Directors* Minutes as presented without a reading; All-In-Favor;

TREASURER'S REPORT - reported by David Webb

Operating Account Balance \$ 314,912.

Reserve Account Balance \$ 1,464,784.

Total: 5/ 31 /2023 \$ 1,779,696.

BB&T- David asked about the BB&T operating account which was omitted on the last financial report. Jim said that account was closed and moved to Truist after a fraud incident. J&L will send the ledger to the board for the record.

MANAGEMENT REPORT / LEGAL

Tree Trimming -will start, weather permitting

Pool Cabana Roof - New metal panel roof is in the works, including site plan & equipment required by City of Pompano. Start date TBD.

40yr Inspection - All roof issues (elec boxes, wires, etc) have been recorded and will be sent to homeowners. They will have 30 days for re inspection.

The GFI, Smoke detectors, Stairway Lights- are on hold for more information, as per board.

David noted that all letters to owners must be reviewed by the board before being sent.

BOARD OF GOVERNORS REPORT

Linda- CB Protective has hired a new Property Manager, Annette Pelletier, to work with Janice Elliott.

Contract for the repair to the bridge by the fitness center was approved by CB Protective BOG and is waiting on permits, etc. to begin.

OLD BUSINESS

Plants are being added and moved as per David Webb

NEW BUSINESS

All the above items requiring ratification or a board vote were approved unanimously by Motion of David and 2nd by Linda

GOOD AND WELFARE

ADJOURNMENT

Without objection by Sandra Hickox at 9:57am

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 Member attendance: 0**