

# CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

## BOARD OF DIRECTORS MEETING MINUTES

Thursday, October 17, 2024

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

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

**Present:** Sandra Hickox--President; James Mahar, Director/Vice President, David Webb—Director (via speakerphone) Linda Van Coller -Secretary/Treasurer, Simon Blondeau - Director (via zoom). Jason Hoffman, APS Property Manager.

### **Quorum established**

### **MINUTES**

Sandra made a motion to approve the Sept 19, 2024 *Board of Directors* Minutes without a reading. James seconded the motion. David Webb abstained, he has not read;

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

Reserve Acct. Balance	1,489,377.21
Operating Acct. Balance	372,290.40
Total as of 9/30/24	<u>1,892,469.96</u>
Rental Sec. deposits	30,802.35

**BOARD OF GOVERNORS REPORT:** CB Protective BOG approved the budget for 2025, which was slightly less than 2024 at \$291.81 per unit.

Several Cordish grants that were applied for were approved for for Cypress Bend, including License plate readers to be installed at our entry, which will help the security of our community and others, according to BSO. Also Fitness Center equipment and \$1000. toward landscaping at the entry median. There were \$498k submissions for \$159K in grants offered to residents of Pompano Beach.

### **CHANGES TO CBIV BOARD:**

President Sandra Hickox announced that Vice President Marcia Edwards must resign from the board because of scheduling conflicts.

Sandra made a motion to appoint Director James Maher as Vice President. Simon seconded. Linda in favor. David abstained.

### **MANAGEMENT REPORT:**

**Pool Cabana Roof** - Work will be scheduled when proposal is signed and deposit is received.

**Parking Lots Asphalt** - Permit is in process, start date to be determined.

**UNFINISHED BUSINESS:**

**Reserve Study** - PM Jason to follow up with the Inspection Engineer for completed Reserve Study for upcoming Budget meeting.

**NEW BUSINESS:** Annette and Sandy will check into costs and if there will be a free shredding service available for old, outdated documents.

**BUDGET 2025** - APS has updated budget in process and Jason will provide proposed 2025 budget before Nov 21st meeting.

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 10:40am

*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 10-22-24 by Linda Van Coller, Secretary