

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

THURS MAY 18, 2023

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

Meeting was called to order @9:30 AM by Sandra who took the roll.

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

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

Absent:

Quorum established

MINUTES

Qaiser moved, Linda 2nd to approve the April 20, 2023 *Board of Directors Minutes* as presented without a reading; All-In-Favor;

TREASURER'S REPORT

Operating Account Balance	\$ 338,339.85
Reserve Account Balance	\$1,464,273.36
Total: 4/30/2023	\$1,802,613.21

MANAGEMENT REPORT / LEGAL

Landscaping/mulch Plants were delivered to fill in and sod will be added to bare areas in back and around palms. Pastor will spot fill mulch as needed.

Unit Inspections Jim is working on repairs for the 40yr inspection- including restoring/repairing some electrical boxes and conduit.

BOARD OF GOVERNORS REPORT

The board accepted a proposal to repair/replace the bridge by the lazy river that was broken. CB Protective hired a new accountant for their annual audit, and ADP for payroll.

The Game Room is completed -there is a Pool table, PingPong and Foosball.

OLD BUSINESS

A. Tree Trimming The board accepted a bid from T. Alexandre Tree Service for \$9635.

B. Bldg 14 Rear Drainage. Modifications are being made to downspouts for better drainage. One has been done, others to follow.

Bldg 12- Drain to the lake was fixed, just needs to be backfilled.

C. Pool Cabana Roof Still waiting on city permit

NEW BUSINESS

Sandra proposed that Pastor has not had a raise in several years, and suggested a \$1.00 hr. cost-of-living raise. David requested that Pastor works a full 7 hr work day/40 hrs week. Linda approved and Qaiser 2nd, all in favor.

More discussion regarding the Unit inspections and Electric work that may be needed. Most requested are hardwired/smoke detectors, and GFI outlets in kitchen and baths. J&L will notify owners what is needed so repairs can be arranged asap.

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

GOOD AND WELFARE

ADJOURNMENT

Without objection by Sandra at 10:31 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 Member attendance: 0**