

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

June 12, 2025

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

Meeting was called to order @ 5:30 PM by Jim Calderazzo, CBIV Manager, *J&L Property Management*

Present: Giovanni Tapari, Joao Wagner , Sofia Cantador, Paulo Soares, Jim Calderazzo and via Zoom David Webb

Absent: Ivan Drljevic and Christine Barreto

MINUTES

Motion by Giovanni to accept May 8th minutes

Seconded by Sofia

All in favor passed.

Financial Report

Financial Report accepted

OLD BUSINESS

Gutters

Gutter repairs were done on June 12 to follow up the following week

Roof Maintenance

Roof Repairs and Maintenance with EFA Roofing for all 4 buildings \$28,000

Motion by Giovanni to approve contract contingent on payment terms

Second by Sofia

All in favor

Asphalt Paving

To be done after Trim and permits

Booting

Booting is doing good for cleaning up illegal parking

Landscape Replacement

Completed all wholesale costs

NEW BUSINESS

Giovanni will review a new camera company, if not will call back Wi-Fi Warren

Mailboxes – Broken master key, no complaints from owners or mail person to Management

Bank accounts – being worked on to have Board only as signors

HD Supply: Billing for HD was handled, going with Amazon

Website Portal: Board will handle uploading website

Door Vents: being installed Monday, June 16

Pool – Pavers soon to be repaired

Storage room door: Self closing, board buying through Amazon once they get CB4 credit card account

Elevator valve leak Building 14 -on hold

Tony Alexander Tree trim proposal \$11500

Motion by Giovanni to approve

Seconded by Sofia

All in favor, passed

Motion by Giovanni to approve Alpha Windows & Doors to repair precast Railing on 5th Floor of all Buildings

Seconded by David

All in favor

GOOD AND WELFARE

ADJOURNMENT

Meeting adjourned at 7:00 p.m.