

CYPRESS BEND CONDODMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS ZOOM MEETING + On site

THURSDAY, JULY 9TH, 2026 at 9: 30 A.M.

2106 S CYPRESS BEND # 105

Pompano Beach, FL 33069

UNIT OWNERS MAY GAIN ACCESS BY TYPING IN THE FOLLOWING ON ZOOM

MEETING ID: 981 512 4530

PASSWORD: 10191

<https://us02web.zoom.us/j/9815124530?pwd=cHhWSzBvbXFYT1Rab1RVUEFWWTJtUT09&omn=82447403756>

One tap mobile

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AGENDA:

1. Call to Order.

2. Approval of the Minutes from the Previous Board Meeting.

3. Elevator Project

- Review the elevator door work completed by Fiji Elevator in Building 12.
- Confirm whether the project has been completed satisfactorily.

4. Gutter Replacement

- Review and approve the installation of new gutters for Buildings 10, 12, and 14.

5. Building Painting

- Review proposals for painting the buildings.
- If full building painting is not feasible at this time, review proposals for painting the trim around the buildings.

6. Pool Project

- Review proposals and approve Simon to oversee the pool project beginning in January of next year.

7. New Business

- Discuss any additional items brought before the Board.
- Elevator Bldg #12 (Repair)
- 2027 Budget Review
- Payment increase for Crevices
- Review David Law Firm
- Unit 205- Final status

8. Board Action

- Ratify the removal of Linda Van Coller as the Association's representative.
 - Discuss the reasons for the Board's decision and record the action in the meeting minutes.
 - Discuss reports that two former Board members contacted the City regarding Association matters and include the discussion in the meeting minutes
9. The Board has determined these wood studs present a safety hazard, as several are loose and falling apart. Prompt removal is recommended to reduce the risk of injury to residents and visitor

10. Adjournment