

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

JANUARY 19, 2023

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

Meeting was called to order @ 9:30 AM by David who took the roll. Jim Calderazzo, CBIV Manager, *J&L Property Management* verified and declared a quorum.

Present: David Webb--President; Sandra Hickox--Vice president; A. Qaiser Naqui--Treasurer; and Linda VanColler--Secretary. Simon Blondeau--Director--installed;

Absent:

Quorum established

BOARD REORGANIZATION

Simon Blondeau, 14-106, graciously agreed to fill the seat from our recently departed Jawayne Keyser as Director. David noted his hands on efforts regarding various upkeep matters and the whole board thanked him for joining. Welcome aboard Simon!!

MINUTES

Sandra moved, Linda 2nd to approve the December 15, 2022 *Board Of Directors* Minutes as presented without a reading; All-In-Favor;

TREASURER'S REPORT

Operating Account Balance \$ 385,030

Reserve Account Balance \$1,403,972

Total: 12/31/2022 \$1,789,002

Seacoast Bank existing reserve CD @ \$274,982 was cancelled and redeployed at 4.2% for 1 year. Qaiser diddled with them not to charge the roughly ~\$270 fee for the change--nice job Qaiser.

Bank United CD for \$240K opened and funded from *TIAA* reserve MM to get better rate, ~4.25% and reduce exposure over the \$250K FDIC insurance maximum per bank.

MANAGEMENT REPORT / LEGAL

David served with Subpoena to appear as Stand By Witness regarding the 10-107 armed carjacking, theft and multiple rape trial Feb 27-Mar 10; he doesn't expect to be called and more postponements also expected;

David also scheduled to attend mediation at our Attorneys' office February 27th regarding 12-105's suit claiming we did not fix leak. This will be discussed further at the February 2023

meeting. David would like other Board members to join him at the mediation with him at Atty office.

BOARD OF GOVERNORS REPORT

Janice, Protective Manager's hours are under review. Already been reduced to some extent;

OLD BUSINESS

2023 Maintenance Fee Coupons didn't arrive at most mailboxes until January 13th so Board approved to withhold Late Fee charges until February 1st to allow more time for people to pay and digest the massive \$159 increase per quarter. David noted that building fees now are all almost at parity with each other--Buildings 10 & 12 at \$895, Building 11 at \$897 and 14 @ \$900;

NEW BUSINESS

David renewed the Golf Cart GPS @ \$59.95 for one year. He reminded everyone that we found the cart once because of the GPS when it was stolen and driven 5 miles away!

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

GOOD AND WELFARE

ADJOURNMENT

Without objection by David at 10:14 AM

ALL MOTIONS, WITH OR WITHOUT A 2ND, APPROVED UNANIMOUSLY UNLESS OTHERWISE INDICATED PER ROBERT'S RULES FOR BOARD'S <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: Two (2) 14-501, M.Edwards; 14-502, R.Villeneuve**