

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

THURS AUGUST 17, 2023

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

Meeting was called to order @9:31 am by Sandra Hickox who took the roll and declared a quorum.

Present: Sandra Hickox--President; David Webb--Vice president; Qaiser Naqui--Treasurer; Linda Van Collier--Secretary; Jennifer Zigarac- Director and Simon Blondeau—Director; Jim Calderazzo CBIV Manager, *J&L Property Management*

Sandra Hickox, President, appointed Marcia Edwards 14-501, as Director to the CBIV board.

Quorum established

MINUTES

David made a motion to approve the July 20, 2023 *Board of Directors* Minutes submitted with edits by David. All-In-Favor;

TREASURER'S REPORT - reported by Qaiser Naqui

Operating Account Balance \$ 396,549.

Reserve Account Balance \$ 1,465,728.

Total: 7/31/2023 \$1,862,278.

***Qaiser made a motion** to end the relationship with PM J&L as of Sept. 1, 2023 and start a new relationship with Alliance Property Systems. Sandra second the motion. All in favor.

MANAGEMENT REPORT / LEGAL

Settlement Update: Jim had some comments regarding the new management company and requested a copy of the amended minutes of July 20, BOD meeting.

Settlement Update: 12-***Lawsuit settled. Sandra acquired a Mold Remediation Co and repairs are in process. Owners stated that unfortunately they had no other choice to resolve the ongoing situation, but they are satisfied with the outcome. Cost was \$6350 for both units. (4600/1750)

Vendors/contracts: David asked Jim what is the status of the vendors (incl. pool service, lawn care, irrigation,) Jim said the Pool and Lawn Maintenance services quit when were told of pending change of PM. Irrigation Co. would stay. Simon noted that Cristobella (sp) pool service has been coming, but that he is not in town/on premises to oversee what they are doing.

Noted- No pre-meeting property ride through today.

BOARD OF GOVERNORS REPORT:

Qaiser reported a proposed budget was adopted at the BOG meeting on Weds 7-16. Some costs have increased a bit, and the per door cost for 2024 has not yet been determined.

Long time Manager Janice Elliot plans to retire due to health issues, and Annette Pelletier will take over in on a Part time basis, with assistance for Quickbooks. Exact date TBD.

OLD BUSINESS:

Pool Roof- Jim reported the Roofers canceled the job. David requested return of \$5000. deposit check.

40yr Inspection Progress- PM Jim said that David put a hold on the requests that were reported- including stairwell lighting, addt'l smoke detectors. Waiting for directions.

Pool Keys- David asked Jim about the electronic pool keys. Jim said it's not in their contract to do it, and he does not know how. We need instructions on how to change the keys from Veronica or someone at J&L.

NEW BUSINESS:

Management Change: Change of Property Management from J & L to Alliance Property Systems. Leigh Hoffman (CPM) and Jason Hoffman (CAM). Starting Sept.1, 2023.

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

GOOD AND WELFARE

ADJOURNMENT

Without objection by Sandra Hickox at 10:12 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: 3**

Cleonice Athayde 12-105. Carlos Lozano 12-105. Luis Aquilar 11-206

Submitted 8-17-23 by Linda Van Coller, secretary