

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

Thursday August 15, 2024

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

Meeting was called to order @9:30 by Jason Hoffman who took the roll and declared a quorum.

Present: Sandra Hickox--President; David Webb--Vice President; Marcia Edwards - Director, Linda Van Coller -Secretary, Jason Hoffman - APS Property Manager.

Quorum established

Also attended- Annette Pelletier - for video/zoom

Pres. Sandra Hickox made a motion to seat Simon Blondeau as Director, and James Maher as Director. All present approved, David Webb opposes.

Pres. Sandra Hickox made a motion to remove David Webb as Vice President and appoint him as Director, and appoint Director Marcia Edwards as Vice President. David seconded, all approved.

Sandra made a motion to appoint Linda Van Coller, Secretary, and also Treasurer temporarily. Marcia seconded. All approved.

Confirmation of CBIV board seated as of August 15, 2024:

Sandra Hickox -President

Marcia Edwards - Vice President

Linda Van Coller - Treasurer/Secretary

David Webb - Director Simon Blondeau - Director James Maher - Director

Qaiser Naqi submitted his resignation as Treasurer of the board after the July 18, 2024 BOD meeting.

David noted that the agenda for this August BOD meeting was not posted 48 hrs prior. Sandra was waiting on information for the meeting from PM.

MINUTES

Sandra made a motion to approve the July 18, 2024 *Board of Directors* Minutes without a reading. Marcia seconded the motion. All in Favor;

TREASURER'S REPORT (Reported by Linda Van Coller, Treasurer)

Reserve Acct. Balance	1,489,152
<u>Operating Acct. Balance</u>	<u>411,169</u>
Total as of 7/31/24	1,931,624
Rental Sec. deposits	31,302.

BOARD OF GOVERNORS REPORT: Proposed Budget meeting was Weds 8/14.
Board discussed ways to reduce expenses. We have time to make changes before approving the budget for 2025. Renting limitations in our community was also discussed.

MANAGEMENT REPORT:

***40 Year Inspection Report** - Repairs were done and submitted.

PM requested reports several times from the Engineers, awaiting response. Final inspection reports needed for City of Pompano Beach.

Bld 14 Elevator issue —Motion Elevator came on Weds 5/14. Need a report and/or quote for repair.

UNFINISHED BUSINESS:

Pool Cabana Roof-

Linda suggests we go with a more standard roof shingle, instead of metal tiles which are more expensive and difficult to have installed. Simon advised (via speaker phone) it can be done much easier and not have to remove old roofing. More choices of style, installers, and less expensive. Sandra made a motion to vacate the previous 'metal roof' requested and change to a nice, standard roof shingle. All in Favor, David Webb opposes.

NEW BUSINESS:

Parking/Bumpers - Check into 'rejuvenating' pavement and cleaning and /or painting bumpers with new numbers or 'Guest' spaces.

All the above items requiring ratification or a board vote were approved unanimously unless otherwise stated.

GOOD AND WELFARE.

ADJOURNMENT

Without objection by Sandra Hickox at 10:00 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 - 1**

14-306 Simon Blondeau via speaker phone

Submitted 8- 15-24 by Linda Van Coller, Secretary