

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

Thursday Dec 21, 2023

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

Meeting was called to order @9:30 am by Qaiser Naqui, who took the roll and declared a quorum.

Present: Sandra Hickox — President -zoom, David Webb--Vice President; Linda Van Coller-- Secretary; Qaiser Naqui - Treasurer, Simon Blondeau, Director - zoom
Jason Hoffman - APS Property Manager

Quorum established

MINUTES

Sandra made a motion to approve the Nov 16, 2023 *Budget and Board of Directors Minutes* without a reading. David seconded, All-In-Favor";

TREASURER'S REPORT

MANAGEMENT REPORT / FINANCIAL

See Old Business-

BOARD OF GOVERNORS REPORT:

BOG meeting- Lakes appeared to turn brownish and were checked by a specialist- they advised that the water is healthy (chemically sound) and should clear up after the recent cold, windy weather subsides.

OLD BUSINESS:

Irrigation line- repair in front of Bldg 12, CHI \$235.

Elevator sealing- Proposals were made by Motion Elevator and 'Mr Enviro' to remove water/clean/seal each elevator. Quotes varied widely.

The board requested a 3rd bid and will schedule the project right away.

NEW BUSINESS:

Treasurer Qaiser submitted invoice for \$514. to cover gas, and misc costs and board accepted.

Mark Segal Audit- Cost of \$3000. for annual audit was accepted.

Holiday decorations Sandra established a committee to work on changing the Christmas/Holiday decorations to simpler lights that do not require expensive storage and set up. Old, broken decor will be donated and/or discarded.

Mulching- discussion about less mulching, and adding sod/grass to front gardens and around palms to reduce mulch areas. Mulch in back/pool area where necessary.

Maintenance person - Board agreed to give 'AL' a \$100. Christmas gift card.

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

GOOD AND WELFARE

ADJOURNMENT

Without objection by Sandra Hickox at 10:08 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: 1

1- Chris Fetterolf CB4 owner via zoom

Submitted 1-3-24 by Linda Van Collier, secretary