

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

THURS JULY 20, 2023

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

Meeting was called to order @9:30 am by Sandra who took the roll.

Jim Calderazzo, CBIV Manager, *J&L Property Management* verified and declared a quorum.

Present: Sandra Hickox--President; David Webb--Vice president; Linda Van Collier--Secretary; Qaiser Naqui--Treasurer; and Simon Blondeau--Director;

Sandra Hickox, President, appointed Jennifer Zigarac (10-104) as new member to the board.

Quorum established

MINUTES

Kesser moved, David 2nd to approve the June 15, 2023 *Board of Directors* Minutes as presented without a reading; All-In-Favor;

TREASURER'S REPORT - reported by Qaiser Naqui

Operating Account Balance \$ 314,600.

Reserve Account Balance \$1,465,248.

Total: 7/ 20 /2023 \$1,779,848.

David inquired about the \$19,602 due to/from Reserves account- Jim said he would get clarification from their Bookkeeping Dept.

MANAGEMENT REPORT / LEGAL

Review 12-105 Suit and overview of settlement

Our attorney decided with their attorney not to pursue prior to Jim's deposition.

Jim said he had no input on the decision, but was the one with knowledge of the entire matter and was not deposed. Sandra and David are pursuing an Inquiry with the FL Bar Association. Our costs are approx. \$10k for their attorney, \$25-30k for our attorney, plus expenses to fix.

Re: 12-306 This matter was rejected by the deceased/owner insurance and they are seeking \$59,000 repayment of demo costs. J&L provided the photos showing the horrid condition of the unit prior to being cleaned out for the owners/heirs to review. Board is waiting response.

40 yr Inspection - Roof issues (elec boxes, wires, etc) have been sent to homeowners and all responded except three. They will have 30 days for re inspection. Pastor repaired wires to unit. The GFI, Smoke detectors, Stairway Lights- are on hold for more information, as per board.

BOARD OF GOVERNORS REPORT: No meeting in July, nothing to report.

OLD BUSINESS:

Pool Roof- Deposit was paid, still waiting permit. Jim was told it was submitted by Roofing Contractor July 6 -need to follow up on the status.

40yr Inspection Progress- stated in management report.

Also PM Jim said they haven't received notice from County or City yet.

NEW BUSINESS:

Grounds Upkeep- Landscape company staff and schedule was discussed. David asked about payment for cuts that weren't done, Jim checked and payments were right. Proposed order for Sod to fill in areas is on hold, and until landscape co is back on schedule.

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

GOOD AND WELFARE

ADJOURNMENT

Without objection by Sandra Hickox at 10:10 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: 0

Submitted 8-06-23 by Linda Van Coller, secretary