

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

May 8, 2025

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

Meeting was called to order @ 9:30 AM by Jim Calderazzo, CBIV Manager, *J&L Property Management*

Present: Giovanni Tapari, Ivan Drljevic by Zoom David Webb, Joao Wagner , Sofia Cantador, Jim Calderazzo

Absent: Paulo Soares and Christine Barreto

MINUTES

Motion by Giovanni Tapari, Seconded by Ivan to accept meeting minutes from April 14th, 2025

Financial Report

Right off the bat the names of the banks need to be identified along with getting red of Truist and putting it in Bank United.

The Amex is listed as owing ~\$5000, this should be zeroed out and prepaid thru to the end of the year.

A lot of units are listed as not having paid their 2nd quarter fees and then shown later to have a pre-pay—this needs to be reconciled.

Petty Cash- we never voted to have a petty cash category; it should be removed IMO. If money is spent it should be categorized.

The James Mahar Electric checks needs to be identified as to why he is being paid as we never voted to have him do any work here, also the \$900 from months ago needs to be identified.

Paradise plumbing has tow \$580 checks issued 4/7/25- why two of the same checks??

OLD BUSINESS

Gutters

Motion by Giovanni to approved gutter repair bldg 10 for \$500 with seamless gutters

Seconded by David

All in favor , motion passed.

Roof Maintenance

Waiting for 1 other roofer estimate

Asphalt Paving

Filling of Paperwork , had to correct building # to address

Booting

Starting Monday

Landscape Replacement

Budget of 4k approved, spent \$2600

NEW BUSINESS

Mailboxes – Board tabled mailboxes

Trash Room: Linda will advise Pistons for Doors

Bank accounts

Board to get info to change banks

HD Supply: Billing address should be J & L delivery should be Unit 105

Website Portal: \$60 per Month to upload required docs Monthly: Tabled

Door Vents: Vendor out of town

Pool Door Frame: Management to check

Storage room door: Self closing, mgmt. to have installed, pricing out

Motion by Gio to appoint Ivan to protective board

Seconded by David.

All in favor, motion passed.

GOOD AND WELFARE

ADJOURNMENT

Meeting adjourned at 10:15 a.m.