

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

APRIL 9TH, 2026

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

Meeting was called to order @ 5:32 pm by Jim Calderazzo, CBIV Manager, *J&L Property Management*

Present: Giovanni Tapari, Gabie Caballero, Sofia Cantador, Paul, Claudio, Jim Calderazzo

Via Speaker Phone: Joao Wagner and Joseph

MINUTES

Motion by Sophia to approve minutes of last meeting

Seconded by Giovanni

All in favor, motion passed

Financial Report

Motion by Sofia to approve financial report

Seconded by Giovanni

All in favor, motion passed

Truist	\$	178,728.87
Opersting Truist	\$	62,399.48
Bank United	\$	161,556.17
Reserves	\$	1,709,831.29
Total Assets	\$	2,112,515.81

Organization of Officers

Board approved the board as follows:

Giovanni – President

Claudio – Vice President

Paul – Treasurer

Gabie – Secretary

Sofia – Director

Joseph – Director

Joao – Director

Board moving forward with new camera company to restore old camera system currently not working

Motion by Sofia to move forward with Eviction of son of 2106 unit 205

Seconded by Joao

All in favor, motion passed

Motion by Sofia to approve the installation of gutters to Building 11 for 7k

Seconded by Paul

All in favor , motion passed.

Motion by Gio to approve repairs to all building elevator for approximately 12k

Seconded by Sofia

All in Favor, motion passed.

Motion by Fio to approve insurance for 26-27 policies and pay in full

Seconded to Paul

All in favor, motion passed.

Motion by Fio to approve to replace 2 broken umbrellas at pool.

Seconded by sofia

All in favor, motion passed.

NEW

Board reviewing the idea of getting a credit card through Bank United or staying with Truist and see if ACH can be done.

Motion by Gio to terminate Crizabella pool and hire Aqua Buddy Pool in 30 days.

Motion by Gio to approve tree trimming for same prices as 2025 with T. Alexandre

Tree Service contingent on owner, meeting with Giovanni

Seconded by Sofia

All in favor, motion passed .

GOOD AND WELFARE

ADJOURNMENT

Meeting adjourned at 6:30 P.M.