

CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

BOARD OF DIRECTORS MEETING MINUTES

January 8th , 2026

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

Meeting was called to order @ 5:30 PM by Jim Calderazzo, CBIV Manager, *J&L Property Management*

Present: Giovanni Tapari, Sofia Cantador, Claudio and Jim Calderazzo and

Absent: Paul and Joao

MINUTES

Motion by Giovanni to accept June 12th, 2025

Seconded by Sofia

All in favor passed.

Financial Report

Financial Report accepted

OLD BUSINESS

NEW BUSINESS

- TENANTS 11-205 (J & L to talk 1st before legal)
- ARCHITECTURAL CHANGES APPROVALS (J & L to inform Gio, each time but approve)
- CAMERA ON PH4 BLG -10 (C/R 10day remove or will remove)
- UPDATE ON CHI BILLING (all good)
- BACK FLOW DAMAGE LEAKS (all good)
- WATER LEAKS ON BLDG 10 (UPDATE) – Giovanni following up
- FIJI ELEVATOR (UPDATE)
Motion by Giovania contract for Building 14
Seconded by Sofia
Motion passed .
- CRIZABELLA BILLING (2025 UPDATE) – Checking old management GL on this past due

GOOD AND WELFARE

ADJOURNMENT

Meeting adjourned at 5:50 p.m.