

# CYPRESS BEND CONDOMINIUM IV ASSOCIATION INC

## BOARD OF DIRECTORS MEETING MINUTES

Thursday, February 20, 2025

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

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

**Present:** James Mahar- President. Sandra Hickox -Vice President; A. Qaiser Naqui- Treasurer, Linda Van Coller - Secretary, Simon Blondeau - Director, David Webb - Director via zoom  
Jason Hoffman, APS Property Manager. Quorum established.  
Giovanni Tapari - 9:45 via zoom

### MINUTES

Jim Mahar made a motion to approve the January 16, 2025 *Board of Directors* Minutes, and approve the BOD Special Meeting 1/31 Minutes and BOD Special Meeting 2/13 Minutes without a reading. All in favor.

### TREASURER'S REPORT (Reported by Jason Hoffman, APS PM verified 3-10-25)

Reserve Acct. Balance	1,515,558
Operating Acct. Balance.	541,403
Total as of 1/31/25	<u>2,056,989</u>
Rental Sec. deposits	30,302

**Sandra made a motion-** to take \$125k from Operating account to fund new bank account with Bank United for Lockbox payments for J&L Property Management. Jim seconded, all in favor.

**PROTECTIVE BOARD OF GOVERNORS REPORT:** No meeting in Feb.

### MANAGEMENT REPORT:

**Mulching-** Received bid from Monster Lawns, but need another for less mulch around parking area. Simon would like an estimate #pallets per bldg. David suggested about 4 per bldg.

**Elevator Jack for Bldg 12** - Bids received.

**Jim made a motion** to accept the bid of \$3900. from Motion Elevator. Sandra seconded, all in favor.

**Parking Lots** - Asphalt Sealcoating was signed off. Need to schedule.

**Gutter Quotes-** Quote of \$1650 from RainShield Gutters to repair gutter in Bldg.12 but did not include inspecting and repairing other buildings. Need new quote.

### UNFINISHED BUSINESS:

**Sprinklers-** Most repairs are done and Simon lined up a maintenance contract to finish up and monitor sprinklers for now.

**Trash Chutes-** Invoice was paid to replace the handles and pistons (?) but they still stick. Giovanni will follow up with Southern Chutes.

**Certifications for Elevators-** compliant still waiting on correct certificates to post.

**NEW BUSINESS:**

**Security Cameras-** were checked and are compliant.

**Annual Meeting-** Scheduled for Monday, April 14, 2025 at 9:30 am.

**Jim made a motion for CB IV Association** to begin contract with J&L Property Management on April 1, 2025. Sandra seconded, All in Favor.

All the above items requiring ratification or a board vote were approved unanimously unless otherwise stated.

**GOOD AND WELFARE.**

**ADJOURNMENT**

Without objection by Jim Mahar at 10:15am

***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***

Submitted 2-21-2025 by Linda Van Coller, Secretary

Financials verified 3-10-2025