

Cypress Chase Condominium Association "D" INC.

Board of Directors Meeting Minutes

July 26, 2022, 7:03 P.M. in the (Clubhouse)

MINUTES

The Meeting was called to order at 7:03 p.m.

ELECTED BOARD MEMBERS PRESENT AT ROLL CALL: Quorum certified as present Martha Adams, Monica Chin, Asta"Bob"Jengelly, Thomas Manyoki, Felice Mula, Laseymore Seymour

Proof of Notice was posted

Previous meeting minutes motioned to be approved by Martha Adams, motion was second by Monica Chin to accept the minutes.

TREASURER REPORT by Laseymore Seymour

We are closer to getting cleared for the Forty-year inspection. There were slight delays due to unplanned repairs for water damages, pipe flushes.

\$45,200.00 was spent on electrical panels, APEX Inc. was paid \$6,500.33 for the gate/camera repairs. Twenty Units listed as not having paid previous special assessment, totaling \$18,486.41. Thirty-Four Units have not paid maintenance fees, totaling owed 42,521.93. Eighteen Units are owing under \$1,000.00. 12 Units under Lien's/Foreclosure. The line of credit is \$200,000.00: maturity date is September 22, 2023.

PRESIDENT REPORT by Martha Adams

Recognized Forbes Rafuse for his dedicated services rendered, recognized Mr. Alfonso McFarlane as Cypress Chase's first recipient for the Champion Award presented by the President also recognized Roy Winn for his dedicated services.

New Action Plan includes Cash Flow Income Statement, Ledger to be provided to all Unit owners upon request.

New accounts with Juda-Eskew P.A. pending in August, homeowners will have access to their own personal portal. Accounts receivable for homeowners to pay their fees online is currently in process.

ORGANIZATION STRUCTURE by Martha Adams

Board members were recognized

ATTORNEY: ERIC GLAZER/New Condominium Laws:

Attorney Eric Glazer from Glazer and Sachs Law firm was introduced as our new Association Attorney.

Report by Attorney Glazer:

Surfside occurred due to lack of funds for repairs-State Law now requires building of 3 stories or more to have mandatory inspections. First inspection at 30 years, then at 40th and 50th year inspection or more require mandatory inspections are in phases.

Reserve studies must be done every 10 years by architect or engineer.

INTRODUCTION TO B.O.D./President point person: Herb Santiago Property Manager, 30 years' experience. Discussed Safety issues and cost.

Motion moved by Martha Adams to finalize Thomas Manyoki as a member of the Board of Director, by Monica Chin, vote yes unanimous, position accepted by Thomas Manyoki.

Motion moved by Martha Adams to accept Enesto Acosta as a Board of Director member; motion was seconded by Monica Chin.

Attorney Glazer invited Enesto Acosta to have a seat on the stage with the Board of Directors.

Alphonso McFarlane entered the meeting late, upon arrival he was recognized by the Board of Directors

Answering service in place with two receptionists: Joyclyn Alles, Debbie Blok

Motion moved to adjourn the meeting by Martha Adams, motion seconded by Bob Jengelly

Martha Adams

CCC_D President

