

Karanda Village IV  
Condominium Association, Inc.  
**Board of Directors Meeting Minutes**

November 13, 2025

7:00 PM

TCMA (Township Community Master Association) Meeting Room  
2424 Lyons Road  
Coconut Creek, FL 33063

In attendance were: From The Board:

President Andrea Ruh, Vice President Jim McHenry, , Secretary Steve Costello, Director David Dwayne Hall, Director Judith McLoughlin, Director Claude Suttle

From Spectrum Association Services, Inc.:

Allen Sugarman

Also, several KIV residents

**7:00 PM Meeting** called to order by Andrea Ruh

**Roll Call**

President held a roll call and a quorum was present. See In Attendance listing above.

**Reading and Approval of Minutes of Last Meeting**

Motion to waive reading of minutes made by Andrea Ruh. Seconded by Claude Suttle and approved unanimously.

## **Consideration of Communications**

None

## **Resignations and Elections**

Motion to appoint Susan Barbagallo to the Board to complete John Powell's term made by Andrea Ruh. Seconded by Jim McHenry and approved unanimously.

## **Reports of Officers and Employees**

Jim McHenry told about plants that Milfort was getting ready to plant at Bldg 1 being stolen with a value of about \$100 no police report.

Steve Costello reported that Claude Suttle worked with Vinteum to get the karandaiv.com/ domain transferred, and that Steve has been in contact with Vinteum regarding getting things ready for the portal to go live.

Allan Sugarman reported that the new roofs should be completed and signed of within the next couple of weeks, and then the gutter replacements should start soon thereafter.

## **Reports of Committees**

None

## **Unfinished Business**

None

## **Original Resolutions and New Business**

Motion to increase the salary of Milfort by 10% of his current hourly rate beginning January 1, 2026, made by Jim McHenry. Seconded by Claude Suttle and approved unanimously.

## **Owner Questions**

People speeding in the village, is there anything we can do to stop it? Will look into increasing speeding signage visibility.

Issues with parking spaces being blocked or vehicles being stored. Spectrum and Andrea are currently working on these issues gathering data will take some time before anything can be done. Also, Andrea is working on the assigned and guest parking spots to ensure all is correct when the resurfacing gets done in 2026.

Painting of railings. It should be coming up for painting from the reserves in 2026 and everything should be taken care of at that time.

## **Adjournment**

Motion to adjourn meeting made by Andrea Ruh. Seconded by Jim McHenry and approved unanimously.

Adjourned at 7:47.

Respectfully submitted,

Steve Costello

Secretary

Karanda Village IV Condominium Association, Inc.