

Seasons 4 HOA Meeting Minutes 1/30/2024

I. Meeting Called to Order at 7:02 pm

- Board Members in attendance: Michelle Caravello, Julie Walker, Janet Sickler, Rich Santiago, Chris Cummings
- Board Members absent: Vickie Menard, Carrie Koch
- Community Members in attendance: Linda Lewandowski

II. Approval of 11/28/23 Minutes

- Motioned by Janet
- Seconded by Michelle

III. Officer Reports:

A. President -

- no report

B. Vice President - Michelle

- Budget mtg March 3 at 9:30am
- Open positions that need to be filled
 - Pool Coordinator
 - 1 Clubhouse Check-in/out person
 - Clubhouse Liaison w/ committee: Vickie?
- Volunteers Needed:
 - Facebook and email

- Michelle will write it and share it with us before Rich publishes it
- Vicki will be filling in as Clubhouse Liaison
- Update vendor list
 - Snow removal and landscapers updated
 - Janet will contact Home Pride Landscaping & Design for new HOA contact person: Janet for now

C. Secretary - Julie

- 1 closing letter sent 1/30/24
 - 951 Clearwater West
 - Michael & Sandra Aronson
 - Closing date: 2/27/24
- 7 lots with remaining dues not paid in full from May, 2023-April, 2024
 - 4 lots at Attorney
 - 2 lots on payment plans
 - 1 lot was sent certified letter on 1/16: forwarding to Attorney

D. Treasurer - Janet

- Insurance \$12,160.00 waiting on last bill for workers comp insurance will be under \$1,000
- Gas:\$501.94
- Elec:\$296.19
- Water:\$51.41
- First snow removal bill \$945
 - It didn't give a breakdown for example of shovel, salt, lot
 - Janet will call and ask for a breakdown.
- W2 for gate and lifeguards processed and sent out.

E. Clubhouse -

- Budget? Stick w/ same? Can Janet figure this out?
- Linda Lewandowski (Clubhouse Check-in/out person) is resigning as of May 1st

F. Pool - Carrie

- No luck finding a new pool director.
 - Followed up with Anna, and she is NOT interested
- Working on getting all pool documents updated and handed off to Julie and Michelle.
 - Timelines are important to keep an eye on (especially with hiring guards and certifying LGs).
 - 5 lifeguards interested (Michelle mentioned)
- Will attend budget meeting, but that will be my last meeting.
 - Happy to help train new pool director and/or help with LG certification - let me know how I can help or if board even wants my help?

G. Social - Rich

- Easter party: March 16, 2:00-4:00 pm
 - Details will be shared at Feb. mtg
- HOA picnic: Aug. 10
- Will update meeting minutes on website

H. Maintenance - Chris

- Freezing spell: dripping water, cabinets open, heaters, etc were successful!
- Ecobee thermostat not working correctly: just need to manual set it now
- Will fix ceiling fan in the clubhouse

I. Clubhouse Reservations - Vickie

- Rentals are coming in quickly and summer is booking fast.
There are 3 pool rentals (waiting for contracts)

IV. New Business

- Senior events?
- Bingo?
- Bunco?
- Linda Lewandowski might be interested in hosting something as a volunteer

V. Concerns from Community Members

- From Carrie: Angel Ahrens contacted me about the old Buggy Wash now being classified as a “car dealership”. She called the mayor to ask/complain already. She forwarded me the mayor’s VM - I forwarded to Julie to share.

VI. Announcement of Next Month Meeting Time:

- Tuesday, Feb. 27, 2024, at the Seasons Four Clubhouse

VII. Meeting Adjournment at 8:39 pm

- Motioned by Michelle
- Seconded by Julie