

**Seasons 4 HOA
Meeting Minutes
8/27/2024**

I. Meeting Called to Order at 7:02 pm

- Board Members in attendance: Michelle Caravello, Janet Sickler, Julie Walker, Rich Santiago, Chris Cummings
- Board Members absent: Vickie Menard, Gerace Olson
- Committee Members in attendance: Samantha Kadonsky
- Community Members in attendance: none

II. Approval of 7/30/24 Minutes

- Motioned by Janet
- Seconded by Rich

III. Officer Reports:

A. President - Michelle

- Follow up financial meeting update. Meeting held on 8/26/24 with officers
 - Janet shared reserve account amounts.
 - Working towards building up our reserves and being responsible with spending outside of budgeted items
- Axela collects their \$400 fee first (pretty standard for collection companies).
 - Board agrees to go with Axela
 - Michelle and Julie will collaborate to get the 2 lots forwarded
- Landscapers were directed to cut down rose bushes that were dying to see what happens.
- Rich will deliver the Welcoming letters going forward
 - Gerace's information needed
 - Julie will edit and print them

B. Vice President - Rich

- Clubhouse Reservation dates have been entered into the calendar.
- June meeting minutes have been added to the website

C. Secretary - Julie

- Closing letters
 - 966 Clearwater West 8/19/24

- 457 Fall Circle 8/28/24
- 2 houses for sale
 - 1024 Summerfield Dr
 - 1034 Fall Circle

D. Treasurer - Janet

- 234 paid lots as of 8/25/24
 - 75 seniors
 - 159 full dues
 - 13 board/committee members
 - 247/256 lots total including board/committee members
- 7 payment plans
 - 1 senior
 - 6 full
- 2 unpaid lots (last months: 19/7)
 - 1 full
 - 1 in foreclosure?
- 5 Voluntary pool lots
- 2 Sponsored lots
- Gas:\$682.99
- Water:\$274.75
- Elec:\$752.90

E. Pool - Gerace

- Adults have been extremely pleased with the pop up adult swims
 - Had help of the Parkers and Angela Desario
 - a printed sign was posted and hung on gate and monitored by Karen and Angela
 - Improvements: advertise, signage
 - Remind App for next year?
- Would like to purchase chairs if the budget allows since most mesh ones have been thrown away or will need to be replaced next season
 - Order them next year
- County called to set up an inspection, will set it up
- Next year: have 1 lifeguard vacuum everyday

F. Social/Communication - Samantha/Rich

- Halloween party- fall fest vibes vs. kids entertainment only
 - October 20
 - Vickie will set up cleaning service after party
 - Trunk or treat, candy and drink pairing for adults?

- (Maybe) Hay ride or bounce house
- Yard games
- Bonfire with smores
- Popcorn, cider bar, caramel apple bar
- Costume contest
- Dog costume parade

G. Maintenance - Chris

- Maverick pools and Platinum Pools assessing pool
- Assurance fire updated all the fire extinguishers
- Purchased new paper towel dispensers for clubhouse bathrooms
- Still attacking ground bees
 - Trying powder
- No urinal or toilet leaks since June party

H. Clubhouse & Reservations - Vickie

- New procedure: hold the deposit checks and bring to HOA meeting to discuss rental before returning to renter/shredding

IV. New Business

- Vickie will inform cleaning company of their task list: windows, blinds, chairs, tables, fan, hanging lights, walls, baseboards

V. Concerns from Community Members

- Noise levels on the clubhouse patio
 - Reasonable Amplified music volume levels

VI. Announcement of Next Month Meeting Time:

- Tuesday, Sept. 24, 2024, 7:00 pm at the Seasons Four Clubhouse

VII. Meeting Adjournment at 8:31 pm

- Motioned by Chris
- Seconded by Janet