

Seasons 4 HOA Meeting Minutes 7/29/2025

I. Meeting Called to Order at 7:01 pm

- Board Members in attendance: Rich Santiago, Julie Walker, Chris Cummings, Gerace Olson
- Board Members absent: Michelle Caravello, Vickie Menard
- Committee Members in attendance: Samantha Kadonsky
- Community Members in attendance: Karen and Tom Parker, Chuck Vallas

II. Approval of 6/24/25 Minutes

- Motioned by Gerace
- Seconded by Julie

III. Officer Reports:

A. President - Michelle

- [July 2025 Treasurer Report](#)
- Management company discussion-Who is interested in hearing more about this? Will set something up before the August meeting for those interested and available.
- Found another local company: Stellar Management Bloomingdale-\$1650 month plus additional small fees for various things [Management Agreement](#)
- Tax filing-Linda Nayder (our forensic accountant) will be doing it. They are filing an extension in order to remedy previous years of filing as "final". We will not owe any taxes so filing an extension isn't penalized.
- Secretary of state filing-Julie is our registered agent since she is home regularly. We are all listed as officers.

B. Vice President/Communications - Rich

- Picnic and Foam Night Party RSVP Email sent
- Members can also register using the link on Facebook or on the website
- Pool hours on the website have been formatted so they can also be viewed on mobile devices.
- All meeting minutes are up to date on the website
- Bylaws, budget, pool all up to date
- Will send a routine email on Sundays before HOA meetings to remind/invite members to the meeting?

C. Secretary - Julie

- 3 houses for sale in subdivision (1 mandatory)
 - Mandatory has contract, End of September tentative closing date
- 254/256 lots have paid dues (7/27)
- 3 Voluntary lots (last year: 5)
- 6 Sponsored lots (last year: 2)
- Edited and began sending Welcome Letter through email to new homeowners this month

D. Pool - Gerace

- Another box of pool noodles were purchased
- Had a pool water issue when the chlorinator was out along with the rain. Pool Dolphins worked for a few days to get it cleared up coming multiple times a day and keeping us updated.
- Thoughts on allowing guests 16 or older during August reduced hours~yes
Would all guests need to sign a waiver upon entering when no one is there~yes, we will put a table and sign out with directions and see how it goes
- Moved 6,7,8 grade party due to better weather forecast.
- People are still asking for Float and Flick. Can we get one in? We will look at schedules and weather: Thurs or Fri before mid-Aug., or maybe Aug 15 with Foam Party?
- ★ Rose bushes along the pool side of deck~gate guard will water them
- ★ Update on gateguards: through mid August until reduced hours
- ★ Love the idea of unguarded swim during colder/rainy weather!

E. Social - Samantha

- Picnic vendors all booked
- Potentially an issue with face painter- will reach out tomorrow
- Day of assistance - 10:00 if anyone is available to help set up
- Actual gift baskets for raffles
- Chris: music play list
- Tickets for Kona Ice
- Anyone available or attending the Friday night foam party? Julie, Chris, Gerace
 - Snacks, smores, pool, foam, music

F. Maintenance - Chris

- Everything running smoothly

- Had a power surge trip a breaker for the pool pump shutting us down for a few days. When back on found the chlorinator lid was cracked. Pool water cleared up a few days later.
- Fire extinguishers will be recertified this month.

G. Clubhouse & Reservations - Vickie

- No Report

IV. New Business

- None

V. Concerns from Community Members

- Chuck Vallas: Questions regarding budget, dues, forensic audit, police investigation, previous treasurer, attorney
- Karen and Tom Parker:
 - Thankful for unguarded swim and everything board is doing
 - Questions regarding unguarded swim when hours become reduced (Unguarded swim 9:00 a.m - 4:00 p.m. and guarded swim 4:00 - 7:00 p.m.)
 - Tom volunteered to come help us set up for the Picnic and help clean up too! (Thank you, Tom!! We appreciate you!!)

VI. Announcement of Next Month Meeting Time:

- Tuesday, August 26, 2025, 7:00 pm at the Seasons Four Clubhouse

VII. Meeting Adjournment at 8:13 pm

- Motioned by Chris
- Seconded by Gerace