

Seasons 4 HOA Meeting Minutes 12/2/2025

I. Meeting Called to Order at 7:07 pm

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

II. Approval of 10/28/25 Minutes

- Motioned by Gerace
- Seconded by Rich

III. Officer Reports:

A. President - Michelle

- Set budget meeting date: February 22, 2025 at 9:00 at Clubhouse (HOA Board only)
- Real manage presentation discussion...questions? They went down to \$1450/month and asked if that was where we were hoping it would be. Julie asked about pool fob distribution and I was told that there would be an hourly rate to have someone distribute. We ultimately have final say as to how much they do. Cost per household would be around an extra \$100/year
- Discussed offering the community an opportunity to volunteer for paid dues and to use an accountant to do the bookkeeping. How many people do we want?
- [November 2025 Treasurer Report](#)
- Julie and I opened a new bank and money market account (reserve) at Pan American. Moving all of our autopays over and waiting on a new debit card. Still have the Wintrust account open and Michelle and Julie are authorized to close Wintrust bank accounts once everything has cleared the new bank. New checks have been ordered and received. Old ones will be shredded.
- Insurance policy is up for renewal. Waiting on a new premium quote. Reached out to 2 other places and 1 requires proof of all updated utilities (plumbing, electrical, hvac, roof). Photos are not accepted. Must be invoices, receipts, etc. Other company (Insurance Broker) was very

honest and said with our recent claim and long history with travelers (about 40 years) he doesn't think he can beat our current premium cost.

B. Vice President/Communications - Rich

- Clubhouse Calendar has been updated
- Rich is still forwarding reservations to Gerace. He will fix over winter break.
- Minutes are up to date
- Received information from a new law firm. Rich will share the info with us and we will move forward with the new attorney.
- Communicate about Xmas Decoration Contest
- Over winter break, will draft a document detailing, in bullet-point form, the actions and steps taken to address the treasurer situation

C. Secretary - Julie

- Michelle and I opened a new bank and money market account (reserve) at Pan American.
 - Waiting on new debit cards
 - Gerace has already begun depositing rental checks using her phone!
- 3 neighborhood houses are on the market
 - 1 mandatory lot has a contract
 - 1 voluntary lot just sold
 - 1 voluntary lot has a contract
- 1 refinance paid receipt~Nov 24

D. Pool - Gerace

- New Pool Directors discussed. They will possibly attend a meeting in January. (Diana and Tony Paskon)

E. Social - Samantha

- The decorating contest is Dec 16th at 6pm.
 - We will award prizes to the top 2 houses: \$50 gift card each.
 - We will make it random and not have everyone register.
- Discussed holiday parties and low attendance. May try having an open house for small giveaways (cookies, Santa pics, donuts and coffee?)
- Picnic August 1, 2026
- Foam party August 14, 2026

F. Maintenance - Chris

- All pipes winterized

- Water fountain flushed and winterized
- Pump room sealed up, secondary heater needs attention
- Snow removal contract signed with Giovonanis landscaping- Chris will contact company to discuss when to come and plow, prioritizing rental days
- Steve's schedule and current weather have delayed lot light install

G. Clubhouse & Reservations - Gerace

- Still not receiving emails for rentals
- Spreadsheet with rentals current to date
- Will call Flood Brothers regarding Nov bill

IV. New Business

- None

V. Concerns from Community Members

- None

VI. Announcement of Next Month Meeting Time:

- Tuesday, Jan. 27, 2026, 7:00 pm at the Seasons Four Clubhouse

VII. Meeting Adjournment at 8:18 pm

- Motioned by Gerace
- Seconded by Chris