

Seasons 4 HOA Meeting Minutes 1/27/2026

I. Meeting Called to Order at 7:00 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: Diana and Tony Paskon

II. Approval of 12/2/25 Minutes

- Motioned by Gerace
- Seconded by Chris

III. Officer Reports:

A. President - Michelle

-  Jan 2026 Treasurer Report
- We are seeking help, but what exactly do we want help with? Committee members are brought on as needed and **annually** revisited with budgeting.
 - From Bylaws: Any member of such a committee may be removed by the person or persons authorized to appoint such a member whenever, in their judgment, the best interests of the corporation shall be served by such removal.

SECTION 3. TERM OF OFFICE. Each member of a committee shall continue as such until the next annual meeting of the members of the corporation and until his successor is appointed, unless the committee shall be sooner terminated or such member be removed from such committee or such member shall cease to qualify as a member of such committee.

- Pellegrino's have asked about check-in role
- New debit cards are in. Michelle and Julie have one. Julie's was given to Samantha~social. Ooma was successfully set up using the HOA card. All accounts have been switched to Pan American Bank. Julie and Michelle will close account at Bloomingdale Bank in Feb.
- Since we are not going the route of using a management company, I am proposing that we not use our personal resources for HOA business. i.e the printer, paper, calendars, accordion file folders, bank boxes, organizational materials for clubhouse/pool/maintenance room, laptops, etc. Please think about what you use and budget for it.

- Template for the budget meeting was shared
- Budgeted reserve \$6,871.45 was transferred from operating to reserve account on 1/24.
- Insurance policy has been renewed and paid half.

B. Vice President/Communications - Rich

- Sent a message to support on the website to fix the form for rentals and to make sure Gerace gets emails forwarded to her.
 - Put Gerace's email on site to rent clubhouse
- Signed agreement with new law firm that will be representing Seasons Four (Hirtzel Law)
- My HOA Health
- Working on condensing minutes on the website for previous years
- Working on creating a quarterly Seasons Four Newsletter
 - Spring will be first one
 - Include social event dates
- Change calendar format or live google calendar

C. Secretary - Julie

- 1 closing in December
 - 700 Country Lane North
- Debit cards: old and new
- Editing clubhouse contract and cleaning check list with Gerace
 - No amplified music on deck after 11:00 p.m.
 - Rental fees? Holiday fee \$250?
 - Discuss at budget meeting
 - Check-in reps responsibilities/perks
 - Smoking in back and buy ash can

D. Pool - Gerace

- Welcome to Diana and Tony Paskon, new pool committee members!
- Michelle will help Paskons with learning Google
- Adopt a Flower Pot, sign holders in back room
- Are we certified with the health department to open in May?
 - Chris will call Camilla to find out about certification, depth markers, and paperwork for grates

E. Social - Samantha

- Family Easter April 4th- Drop in breakfast with bunny (will just have bagels, donuts, coffee). People can get a picture with the bunny, grab a snack, Easter egg hunt, and go.
- Float and Flick- June 26th
- Picnic - August 1st
- Foam Party- August 14th
- Halloween - October 24th
- Christmas- December 12th
- Adult/Other events:
 - Front yard Fridays in warm weather?
 - Trivia nights, Bingo, maybe reach out to Judy

F. Maintenance - Chris

- Dimmers installed for clubhouse lighting.
- Furnaces all inspected and all running except 1, thermocouple being replaced. All filters were replaced.
- Survived the cold snap, no frozen pipes
- Working on quotes for pool dolphins.
- Planning to refresh the clubhouse men's washroom this month, need rental gaps.
- New Christmas tree

G. Clubhouse & Reservations - Gerace

- Working on rental procedures, deposits
- Working with Julie on contracts
- Supplies replenished

IV. New Business

- None

V. Concerns from Community Members

- None

VI. Announcement of Next Month Meeting Time:

- Tuesday, Feb. 24, 2026 at 7:00 p.m. at the Seasons Four Clubhouse

VII. Meeting Adjournment at 8:05 pm

- Motioned by Gerace
- Seconded by Chris