

Seasons 4 HOA Meeting Minutes 4/28/2026

I. Meeting Called to Order at 7:00 pm

- Board Members in attendance: Michelle Caravello, Rich Santiago, Julie Walker, Chris Cummings, Gerace Olson, Diana Paskon, Tony Paskon
- Board Members absent: none
- Committee Members in attendance: Samantha Kadonsky, Izabella Nersesyan
- Community Members in attendance: Laurie Haffrom, Tom & Karen Parker

II. Approval of 2/24/26 Minutes

- Motioned by Gerace
- Seconded by Tony

III. Officer Reports:

A. President - Michelle

- Election results-Totals:
 - Write in: Amber Murphy (declined)
 - Treasurer will be Michelle
 - Maintenance will be Chris
 - Motioned to keep board positions: Gerace and Tony
- We need to pick a few dates next week to meet with the detective for an update
 - Possible dates: May 7, 13, or 14 in the evening
-  2026 April Treasurer Report
- Checking: \$61,010.30 Reserve: \$77,433.29
- Julie is a HUGE help collecting dues, processing, and making deposits!
- Pool permit was paid 4/21/26 \$343 (increase of \$23 from last year)
- The accountant has started the 2025 taxes. No word on any issues from 2024 taxes but they were filed.
- We are purchasing endorsement stamps for deposits (how many mobile and regular stamps are needed?) 2 mobile deposit stamps
- Someone asked about water cost: \$27.63/1000 gallons
- Follow-up item: Who needs committee members and how many? Pool, clubhouse, VP, Maintenance, Communication/social, descriptions of role, etc.
 - 1 Clubhouse rep may be needed in the future
 - Everyone else is good right now

B. Vice President/Communications - Rich

- Calendar on the website has been updated
- Budget has been posted on the website
- Meeting Minutes have been condensed on the website
- New Board Members Diana and Tony have been added on the website
- Pool email address has been set up to be forwarded to Tony and Diana
- Will start promoting picnic
- Will send email communication to community to include:
 - HOA dues were due May 1. Please send or drop off your invoice and payment as soon as possible. Late fees + 1.5% monthly interest will start to be added on June 2.
 - We are always updating our records and have been made aware that some residents may not know about the senior discount offered on HOA dues. Please send us a copy of your ID if you are at least 65 years old to receive this rate.
 - Pool fobs: new resident fobs, fobs that are being replaced, new red fobs for children entering 6th grade in the fall or blue fobs for children who are 16 years old this year, and fobs that were never picked up last year will be in envelopes with last names and can be picked up from the rover lifeguard during guarded hours at your convenience once the pool is open.
 - Because our fob system was new last year, we understand that some people will not have their fobs for various reasons. We will provide you with replacement fobs at no charge. Please email secretary@seasonsfourhoa.com if you need replacements. An envelope with your name on it, containing the new fobs, will be available at the rover lifeguard's table on the first day the pool opens. Please feel free to pick them up at your convenience during guarded hours. Please keep the new fobs and plan to use them year after year, as they will remain assigned to you moving forward.
 - Age for red fobs (last year: 12-15 yo)
 - 2026 change: entering 6th grade in the fall - 15 yo
 - There will be no guest passes this year. Residents are welcome to have guests accompany them to the pool provided they sign a waiver and wear a wristband provided by the rover lifeguard.
 - 2026 Pool System & Rules are now posted on our website and packets are available at the pool. There are some changes, so please be sure to become familiar with this year's rules.
 - Pool Policy for Clubhouse Rentals
 - The pool may be used only while lifeguards are on duty.

- All guests must wear a wristband to enter the pool area.
- 20 wristbands are included and can be picked up from the rover lifeguard during guarded hours.
- An additional 10 wristbands are available for \$30, payable by check.
- No refunds will be provided.
- This year, no swim tests will be given. The responsible adult accompanying each child is responsible for supervising them and determining whether they may safely use the deep end. All swimmers must follow pool rules and lifeguard instructions at all times. If a lifeguard determines any swimmer is struggling in the deep end, they will be asked to remain in the shallow end of the pool. Lifeguard decisions are final.

C. Secretary - Julie

- 507 Clearwater North closing 4/29/26
- Rental Contracts and Checklist are final!
- Created Voluntary Lot and Sponsored Family invoices
- Welcome letter needs new update again—will send to Diana/Tony
- HOA letters, dues invoices, budget, and voting ballots have been merged, printed, and mailed through LetterStream online company (a definite learning curve, but awesome!)
 - Total cost: \$424.05
- Processing dues
 - 119 paid to date
 - Updating fob numbers on tab
 - Will reach out to Chris and Diana to issue new and lost ones
 - PO Box (56) vs Drop Box (51) vs Electronic payments (0)
 - Residents interest in digital delivery: 3
 - 1 voluntary lot full dues; processed paperwork, waiting on check
 - 1 sponsored lot

D. Pool - Diana & Tony

- 2 lifeguards: 1 in chair , 1 rover: walking around, bathrooms, watering, cleaning up, watching entrance, wristbands for guests, etc
- Have 10 lifeguards
 - Assign black fobs to new and deactivate former lifeguards
- Pool fobs should be picked up at residents' convenience from rover lifeguard during guarded hours
- Age for red fobs ~ last yr: 12-15
 - Change to entering 6th grade in the fall -15 yo

- No guest passes this year
 - Take guest passes out of last year's envelopes
- Wristbands for guests and sign waiver
- Clubhouse/pool access during open hours
 - See Communications above
- Will look into filling up pool at no charge
 - Public works? Roselle firefighters?
- No swim tests
 - See Communications above

E. Social - Samantha

- Low attendance for Easter party, but the weather was horrible. Worth having as a drop in for an hour or so.
- More family oriented events
 - Spring fling? Fall event/halloween, winter?
- HOA Picnic
 - Will start pricing food for Picnic
 - Any requests for activities or vendors?
 - Pony rides? Rich will send you 2 companies he's used in past
 - Will have a raffle; people really wanted the raffle.

F. Maintenance - Chris

- Mail slot installed
- Met with Josh Larson from Roselle Public Works regarding installing a second water meter only for pool fill, billed at water only no sewer. He said it seemed good, similar to an irrigation meter. Josh responded that the Finance department shut the idea down stating they have no provisions for a pool water meter. I reached out to Stephanie Voland who confirmed nothing we can do.
- Pool Dolphins pulled the cover and are on track for preparing the pool in time for our season. They are working around the gutter repair dates. Water will likely be ready but cold for opening weekend.
- Trenchless innovations came out to cut access holes in pool gutter. The scheduled dates for lining are May 18th-20th, trying to get pushed up. Prior reservations and air temperature are factors.
- Reached out to Julia Loveless at DCPH regarding our 2025 pool inspection, she feels we are ok. She reached out to Pool Dolphins for updated paperwork. Stated we have time to provide or be inspected before the opening, not concerned at all. She is sending document for us to update our contact info, old emails were on file.

- Starting to coordinate with Julie and getting homeowners fobs that have paid set up and ready for the 2026 season.

G. Clubhouse & Reservations - Gerace

- We have every Saturday booked through August.
- New policy was sent out to homeowners regarding rental protocol
- 3rd Clubhouse check-in rep?
 - 2 people have shown interest
 - Will stick with 2 reps for now
- Talked to the towing company again Friday. They had wrong contact info and should be out this week to reinstall updated signs.

IV. New Business

- Diana has facebook and will post pool communication this summer

V. Concerns from Community Members

- Question about vacant houses

VI. Announcement of Next Month Meeting Time:

- Tuesday, May 26, 2026 at 7:00 pm at the Seasons Four Clubhouse

VII. Meeting Adjournment at 8:26 pm

- Motioned by Rich
- Seconded by Tony