

Seasons 4 HOA Meeting Minutes 5/26/2026

I. Meeting Called to Order at 7:04 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
- Community Members in attendance: none

II. Approval of 4/28/26 Minutes

- Motioned by Gerace
- Seconded by Tony

III. Officer Reports:

A. President - Michelle

- Discuss senior discount communication.
 - A resident brought to our attention that they qualified for a senior discount for 7 years, but was not aware.
 - We do not have access to previous records to see who paid and amounts.
 - Will edit full dues invoices next year to include senior discount information.
 - Moving forward, any other protocol we need to put in place besides communication on the invoice form and letter to residents when sending out invoices? Not that we can think of.
- [Treasurer Report](#)
 - Checking balance: \$121,389
 - Reserve balance: \$94,054
 - Will be putting money into Reserve to earn interest until needed
- Budgeted amount of \$16,433 was put into reserve 5/5/26
- Paid Trenchless Innovations for pool repair \$32,710 from operating account.
- Will transfer funds from reserves once we need it so we can continue to collect interest in the reserve account.

B. Vice President/Communications - Rich

- Calendar is updated on website
- Will send an email in a week promoting the picnic
- Private pool rental weekdays: 8:30-11:00 pm
- Check with Diana to see if she is receiving pool emails
- Communication regarding swim lessons
 - Change dates on website for this year

C. Secretary - Julie

- Membership & Fobs ~ full time job!
- 256 Mandatory lots
 - 233/246 paid lots as of 5/26/26
 - 83/87 Mandatory lots~senior dues
 - 140/159 Mandatory lots~full dues
 - 10 Board/Committee lots~dues waived
 - 4 Voluntary lots paid (1 paid full dues)
 - 2 sponsored lots paid
 - 23 unpaid lots (4 senior/19 full)
- Many invoices/pool waivers not signed
 - Made envelopes w/ invoices at pool
 - 4 Committee members
- Fobs
 - Very difficult this year
 - Chris and I have a system in place.
 - I will help Diana learn so she understands the system, so that she could possibly take it on next year.
 - Would suggest continuous communication throughout the summer for residents to keep their fobs year after year
- 1 mandatory HOA house for sale: 942 Clearwater West
- Groupme text to sign waiver and then fobs will be activated

D. Pool - Diana & Tony

- No swim tests~ lifeguard concerns
 - Swim tests reinstated: discretion of the lifeguards
 - Pool rules edited by Rich
- Planters
 - Rich will send out communication for adopt a pot
 - Already 1 resident interested
- Bathroom supplies–Chris orders
 - Show Diana & Tony how towel dispenser and soap work– Chris
- Ask guards about scout swim tests–June 15, 8-9 pm (cash-hourly rate)

- Swim lessons-will talk to lifeguards
- Flick and Float: June 26 8:00-10:30 pm
 - Diana will see which 2 lifeguards want to work
- New picnic tables
 - On their way, set up
- Dispose of furniture
 - Throw out on curb for garbage
- Order more chaise lounge chairs
 - Costco?
 - Invoice from Gerace

E. Social - Samantha

- Vendors are booked for the picnic
 - Food, steel drums, petting zoo, raffle, diving for dollars
- Schedule: 12-4:00, pool open til 7:00
 - 12-4 concessions, swim, bounce house
 - 12-2 lunch and steel drums
 - 2-2:30 dive for dollars
 - 2:30-2:45 Raffle- gift cards and rental, and donations
 - 2:30-4 petting zoo
 - 3:00-4 Ice cream
- Research how to get volunteers for picnic (and reach out to people) to run cotton candy machine, popcorn machine, nacho machine (2-hour shifts): students who need community service hours, confirmation hours, simply want to volunteer
- Raffle ideas: \$5 gift cards, items from 5 & Below, donation items, big prize: clubhouse rental
 - Julie will create donation letter on Seasons Four HOA letterhead w/ logo for everyone to hand out to businesses

F. Maintenance - Chris

- Trenchless Innovations did gutter lining repairs successfully.
- Pool Dolphins was able to get the water cleaned and warm by opening.
- Pool is up and running
- I will be doing the following:
 - Order gutter covers
 - Pool depth markers
 - Light pole lights need to be installed
 - Cleaning dirty parts of the deck

G. Clubhouse & Reservations - Gerace

- 2 new rentals
- Artie's towing was having their sign person install new signs, but still not done.
- Contacted Bloomingdale towing and manager will be out until today– no return call received
 - Will call again

IV. New Business

- Scouting swim certification: June 15th evening
 - Pay lifeguards cash hourly rate out of pocket
- Resident email to pool company, Pool Dolphins
- Eliminating "Robert's Rules"
- Weekday private pool rental: \$175 since pool is open until 8:00 p.m.

V. Concerns from Community Members

- None

VI. Announcement of Next Month Meeting Time:

- Tuesday, June 30, 2026 at 7:00 pm at the Seasons Four Clubhouse

VII. Meeting Adjournment at 8:48 p.m.