

Seasons 4 HOA Meeting Minutes 6/30/2026

I. Meeting Called to Order at 7:00 p.m.

- Board Members in attendance: Michelle Caravello, Julie Walker, Chris Cummings, Gerace Olson, Diana Paskon, Tony Paskon
- Board Members absent: Rich Santiago
- Committee Members in attendance: Samantha Kadonsky
- Community Members in attendance: Karen and Tom Parker, Judy Schuster

II. Approval of 5/26/26 Minutes

III. Officer Reports:

A. President - Michelle

- Have raffle prizes from Rockstar Nails, Jiffy Lube, and Anyways is supposed to reach out to Samantha
- [June 2026 report](#)
- \$60k transferred to reserve 5/28/26 \$32,710 for pool gutter repair
- Checking: \$30,155.95 Reserve: \$154,310.12 (\$92,710 belongs to checking-just earning interest until we need funds) as of 6/26/26
- Accountant is working on 2025 taxes
- T Mobile account is now linked to Julie, Chris, and myself-password document has been updated

B. Vice President/Communications - Rich

- Absent~ no report submitted

C. Secretary - Julie

- 256 Mandatory lots
 - 244/246 paid lots as of 6/30/26
 - 87/87 Mandatory lots~senior dues
 - 157/159 Mandatory lots~full dues
 - 10 Board/Committee lots~dues waived
 - 4 Voluntary lots paid (1 paid full dues)
 - 2 sponsored lots paid

- 0 unpaid lots!, 1 payment plan
 - was 23 unpaid lots last month
- 4 mandatory HOA houses for sale currently
 - 942 Clearwater West~ Contract
 - 445 Harvest~ Contract
 - 650 Nassau Dr~ Contract
 - 715 Newport North
- Donations updates?
- Judy suggested Love by Chocolate, Dr Dogs, Mr. A's, Pollyanna's, Lynford

D. Pool - Diana & Tony

- Unclaimed Fobs~ in guardroom from now on and possibly deliver them
- Guests-Number and Control
 - Chris will show Diana how to put app on phone to check cameras
 - Review 2025 and 2026 rules
 - Print out rules for guards
 - Guards use printed rules to discuss with residents
 - Research
- Fob Reminder email monthly and facebook July and August and Sept (Rich) (mention cost for replacement in Aug and Sept)
- Games will be coming to pool!
- Julie asked about resident who would like to possibly teach water aerobics 2x/week in a.m., (yes) If resident decides to teach it,
 - Weights, kick boards, noodles in guard office
 - Post on pool entry board, Facebook, email

E. Social - Samantha

- Reached out to Dairy Queen, Platt Hill, and Texas Roadhouse - no response
- Wolves will be sending package to Diane's House shortly
- Will do inventory of what we have before July Meeting and see if we need anything else
- All vendors are set, deposits are paid
- Will start buying for the party in the next few weeks (Food, tablecloths, etc.)
- Float and Flick July 10th

F. Maintenance - Chris

- Second gate camera installed in vestibule.

- 4 pool pole security lights replaced with upgraded bulbs to better handle dusk to dawn sensors.
- The Internet gateway has been replaced.
 - T-Mobile authorized users updated.
- Broken Pool gazebo light/fan and outdoor switch replaced.
- 4 of the 6 parking lot lights have been replaced. Remaining 2 next week.
- Pool heater shut down due to flame back drafts. Joe Fara serviced pool heater severe. He found very clogged and a few broken burner tubes.
 - Replacements plus a few backups were ordered and installed within a week.
 - Yearly servicing/ cleaning will be scheduled to prevent future downtime.
- Both tables were assembled
- Sail shades fell during high winds and were reinstalled more securely.

G. Clubhouse & Reservations - Gerace

- Rentals are plenty, even in December
- Chris ordered supplies
- Chris will take down towing signs

IV. New Business

- None

V. Concerns from Community Members

- Community members discussed their concerns of pool happenings

VI. Announcement of Next Month Meeting Time:

- Tuesday, July 28, 2026 at 7:00 p.m. at the Seasons Four Clubhouse
 - Did not have July meeting due to vacations

VII. Meeting Adjournment at 8:34 p.m.