



Four Lakes Master Homeowners Association Board of Directors Meeting
April 3rd, 2023 @ 6:30 pm

Invitees/Attendees (X=in attendance) (A=absent) (E=Excused)

X,A,E	Name Board Position Delegation	X,A,E	Name Board Position Delegation
X	Mike Niedzwiedz (MN) Secretary Condo 1	X	Stacey Chinitz (SC) Vice President Condo C
X	Beverly Calvert (BC) Delegate Condo 2	X	Caterina Varvaro (CV) Treasurer Condo D
X	Jon Gorgosz (Jon-G) Delegate Condo 3	X	Donna Brown (DB) Delegate Homeowner at Large
X	Tom Brechlin (TB) Delegate Condo A	X	James Glikin (JG) President The Towers at Four Lakes
X	Mike Vukmir (MV) Delegate Condo B		

DISCUSSION ITEMS

Meeting opens at 6:31 p.m.

Motions Passed

Motion to approve March 6th 2023 meeting minutes with corrections.

Motion Made by: **JG**

Motion Seconded by: **MN**

Motion Outcome: Motion *Passed*. **Yeas** (MN, Jon-G, SC, CV, DB, JG); **Nays** (); **Abstains** (BC, TB, MV)



DISCUSSION ITEMS

Motion to accept the 2021 audit as presented.

Motion Made by: **CV**

Motion Seconded by: **MN**

Motion Outcome: Motion *Passed*. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

Motion to accept the February financials and check register as presented.

Motion Made by: **JG**

Motion Seconded by: **CV**

Motion Outcome: Motion *Passed*. **Yeas** (MN, Jon-G, TB, SC, CV, DB, JG); **Nays** (); **Abstains** (BC)

Motion to approve the development of a conceptual design and cost estimate by William Aquatics and Lamp Inc. to replace the Condo #1 Pool at a cost not to exceed \$26,500.00.

Motion Made by: **BC**

Motion Seconded by: **MN**

Motion Outcome: Motion *Passed*. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

Motion to replace two AC/Furnaces within BaseCamp at a cost not to exceed \$23,800.00

Motion Made by: **MN**

Motion Seconded by: **CV**

Motion Outcome: Motion *Passed*. **Yeas** (MN, Jon-G, TB, MV, CV, DB); **Nays** (); **Abstains** (SC, JG, BC)

Motion to approve the MHOA Property Manager, Christopher Buehler to be listed as an authorized contact on the associations SBA loan.

Motion Made by: **MN**

Motion Seconded by: **JG**

Motion Outcome: Motion *Passed*. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

Motion to approve a five percent (5%) late fee to any MHOA member association for overdue landscape and maintenance costs.

Motion Made by: **JG**

Motion Seconded by: **MN**

Motion Outcome: Motion *Passed*. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

Motion to approve the following Due to/Due From fund transfers.

1.) Move \$370,640.70 to account GL 8802 – Unbudgeted Reserve Transfers.

2.) Issue a check from Reserve to Operating in the amount of \$73,057.18.

Motion Made by: **MN**

Motion Seconded by: **Jon-G**

Motion Outcome: Motion *Passed*. **Yeas** (Unanimous); **Nays** (); **Abstains** ()



DISCUSSION ITEMS

Motion to approve the proposal of EAM for lake management of the association at a cost not to exceed \$11,800.00.

Motion Made by: **MN**

Motion Seconded by: **BC**

Motion Outcome: Motion Passed. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

Public Meeting adjourns to executive session by acclamation at 8:01 p.m.