



Four Lakes Master Homeowners Association Board of Directors Meeting
November 6th, 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
	Delegate Condo 2	X	Caterina Varvaro (CV) Treasurer Condo D
X	Jon Gorgosz (Jon-G) Delegate Condo 3	E	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 6:30 p.m.

Motions Passed

Motion to approve September 11th, 2023 meeting minutes.

Motion Made by: **JG**

Motion Seconded by: **MN**

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



DISCUSSION ITEMS

Motion to approve October 2nd, 2023 meeting minutes.

Motion Made by: **JG**

Motion Seconded by: **MN**

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

Motion to approve a \$400.00 holiday bonus for all Full-Time employees and a \$150.00 holiday bonus for four (4) Part-Time employees.

Motion Made by: **MN**

Motion Seconded by: **Jon_G**

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

Motion to accept the September, 2023 financials as presented.

Motion Made by: **MN**

Motion Seconded by: **CV**

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

Motion to approve the 2024 MHOA operating budget.

Motion Made by: **MN**

Motion Seconded by: **JG**

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

Motion to approve the switch to Paychex payroll, and to give the property manager discretion as to which Worker's Compensation provider to select, at a percentage not to exceed 9.17% of employee compensation.

Motion Made by: **MN**

Motion Seconded by: **CV**

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

Motion to accept the title to Condo Ds aerator at zero (0) cost to the MHOA.

Made by: **MN**

Motion Seconded by: **Jon_G**

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



DISCUSSION ITEMS

Motion to open a money market account in the name of the MHOA at Lisle Savings Bank and deposit \$2,000.00; making Caterina Varvaro beneficial Owner on the account. Caterina Varvaro and Michael Niedzwiedz named as signers on the account. This will be used as a source of cash and change during Ski Hill season.

Motion Made by: **MN**

Motion Seconded by: **JG**

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

Motion to sell our 2000 Ford F-250 pickup truck to the Property Manager at a cost of \$500.00.

Motion Made by: **MN**

Motion Seconded by: **TB**

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

Motion to renew authority to have our MHOA senior staff commute home with our MHOA vehicles, to accumulate highway miles, to facilitate the maintenance of the vehicles.

Motion Made by: **MN**

Motion Seconded by: **Jon_G**

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

The public meeting adjourns to executive session by acclamation at 7:20 p.m.

Meeting adjourns by acclamation at 7:20 p.m.