



Four Lakes Master Homeowners Association Board of Directors Meeting
May 1st, 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	E	Caterina Varvaro (CV) Treasurer Condo D
E	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 6:35 p.m.

Motions Passed

Motion to approve April 3rd, 2023 meeting minutes.

Motion Made by: **JG**

Motion Seconded by: **MN**

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



DISCUSSION ITEMS

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

Motion Made by: **MN**

Motion Seconded by: **JG**

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

Motion to approve the following rule change effective July 1st, 2023:

"Any outstanding balance after the 20th of the month in the month following which services were billed (i.e. work billed on April statement would be late as of the 21th of May) will result in a 5% late fee on the total outstanding balance for all additional maintenance and landscaping work. If you require information on an invoice or work order, please contact the MHOA office before the 20th of the month to prevent late fees from being charged."

Motion Made by: **JG**

Motion Seconded by: **SC**

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

Motion for the repairs to the tennis courts, and to paint pickleball lines for a cost not to exceed \$1200.00.

Motion Made by: **SC**

Motion Seconded by: **BC**

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

Motion to approve the purchase of two (2) new kayaks, paddles and associated life vests from Dick's Sporting Goods for a cost not to exceed \$1,219.93.

Motion Made by: **BC**

Motion Seconded by: **SC**

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

Motion to reimburse BaseCamp for water and sewer in the amount of \$1,964.91.

Motion Made by: **JG**

Motion Seconded by: **MN**

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

Motion to approve the purchase of a new Scaq mower from Kipps at a cost not to exceed \$11,661.93

Motion Made by: **MN**

Motion Seconded by: **DB**

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



DISCUSSION ITEMS
The public meeting adjourns to executive session by acclamation at 7:58 p.m.