



Four Lakes Master Homeowners Association Board of Directors Meeting
October 2nd, 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	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 6:30 p.m.

Motions Passed

Motion to accept the July, 2023 financials and check register as presented.

Motion Made by: **MN**

Motion Seconded by: **JG**

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



DISCUSSION ITEMS

Motion to approve using the West and West Annex rooms as a polling place for the DuPage County Election Authority for the 2024 elections.

Motion Made by: **MN**

Motion Seconded by: **CV**

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

Motion to approve Facility Services Rental Service Agreement with CINTAS Corporation.

Motion Made by: **MN**

Motion Seconded by: **JG**

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

Motion to accept the 2022 Audit as presented.

Motion Made by: **MN**

Motion Seconded by: **CV**

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

Motion to approve the purchase of a pool cover for The Towers Pool from Sunblock Mesh for the cost of \$7,586.52 plus shipping and taxes.

Motion Made by: **MN**

Motion Seconded by: **CV**

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

Motion to approve the switching of our phone system to the Nextiva phone system for a monthly cost of \$1,220.40.

Made by: **MN**

Motion Seconded by: **JG**

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

Motion to give the Property Manager authority to negotiate landscaping fees at, or below projected prices.

Motion Made by: **MN**

Motion Seconded by: **JG**

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

Motion to approve mailing out our proposed 2024 MHOA budget to homeowners without an assessment increase.

Motion Made by: **MN**

Motion Seconded by: **JG**

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



DISCUSSION ITEMS

The public meeting adjourns to executive session by acclamation at 7:30 p.m.

The Board returns to public session at 7:33 p.m.

Motion to approve correspondence to Condo #2.

Motion Made by: **MN**

Motion Seconded by: **SC**

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

Meeting adjourns by acclamation at 7:35 p.m.