

# Board Minutes from - 5 July 22

These notes are directional. They identify the major topics of discussion by the Honeytree Board during the Board meeting on 5 July 22. For specific details on each discussed item, the Honeytree office staff needs to be contacted for the recorded minutes.

## Call to Order

The Board meeting was called to order at 6:51PM

## Rollcall

Felix McGee-Dinon	President	Present
Dave Stachura	Vice President	Present
Debra Jenkins	Secretary	Present
Sue Bauer	Treasurer	Present
Dan Survillas	Member at Large	Present
Pete Cernicky	Member at Large	Present
Lorenzo Lampignano	Member at Large	Absent

**Verification of Quorum** - A quorum was established

**Approval of minutes from the June 7, 22** Workshop and Board meeting.

A motion was requested by the President to approve both the Workshop and Board minutes from the 7 June 22 meetings. Motion was made and seconded resulting in a unanimous approval of the minutes.

## Presentations of Agenda Revisions

7-5-22 Additional Cabana Cameras  
7-6-22 Back-up for office computers

**Approval of the Board meeting agenda as modified.**

A motion was requested by the President to approve the Board agenda as modified with the addition of 7-5-22 and 7-6-22. Motion was made and seconded resulting in a unanimous approval of the revised agenda.

## Review of Bids

Ortega = \$130,000 w/ labor for pool deck area. Does not include mailbox area or ADA ramps.

Martin = \$147,000 w/labor for pool deck area and mailbox, patio and ADA ramps.

## President's Report

- There were eight seasonal pool passes sold this month.
- There were eight clubhouse rentals since May of 2022
- There will be some resident issues to be discussed in Executive Session.

A motion was requested by the Vice -President to approve the President's report as presented. Motion was made and seconded resulting in a unanimous approval of the President's report.

## Treasurer's Report ( as of July 5, 2022)

_____ =	\$84,011.04
Checking =	\$56,122.71
Reserves	
Also known as Saving Acct.=	\$235,222.97
Dues still owed	
Also known as Receivables =	\$58,231.71
Petty Cash =	\$236.00
Late Fees for June =	\$3,618.00
Prepaid Dues =	\$23,302.71

A motion was requested by the President to approve the Treasurer's report as presented. Motion was made and seconded resulting in a unanimous approval of the Treasurer's report.

## Review and Acceptance of the Office Report as Presented in the July 5, 2022 Workshop Meeting

A motion was requested by the President to approve the Office report as presented in the Workshop Meeting of July 5, 2022. Motion was made and seconded resulting in a unanimous approval of the Treasurer's report.

## Committee Reports

### ACC Committee Report was presented by the ACC liaison to the Board, Vice President, Dave Stachura

- The Liaison to the Board requested a vote to continue current violations from last year.
- Motion was made, seconded and passed unanimously.
- The next ACC meeting is scheduled for July 14 at 6:30PM. The President expressed a desire to attend. This would cause a director quorum and may be violation of the board meeting protocol. To that end the President declared this would be a Special Meeting and directed that this meeting be posted on the website and facebook and that the A-Frame signs be posted with the meeting information.
- All results of the first ACC walk-through will be available for the next ACC meeting.

The President called for a motion to approve the ACC Committee report as presented. The motion was made and seconded and passed unanimously.

### Social Committee Report

**Balance of Gift Cards Available=                    \$1,700**

**Balance of Social Committee Budget=            \$3,890**

- There was a discussion of an adult resident pool party at the end of August. It was suggested that this party may be catered. **TABLED**
- There was a discussion of a resident-wide garage sale and a clubhouse version of this garage sale. Permit requirement to be researched by the office staff, **TABLED**
- There was another discussion of efforts to organize the file room and secure additional shelving to have more room for social event material.
- Dave Stachura volunteered to get information on type and cost of shelving. **TABLED**

## Social Committee ( Continued)

- The issue of allowing non-resident grandchildren of residents to attend social functions in a limited fashion was put to a roll-call vote as follows.

Felix McGee-Dinon	President	Abstain
Dave Stachura	Vice President	Yes
Debra Jenkins	Secretary	Yes
Sue Bauer	Treasurer	Yes
Dan Survillas	Member at Large	Yes
Pete Cernicky	Member at Large	Yes
Lorenzo Lampignano	Member at Large	Absent

### **Motion Passed**

A motion was requested by the President to approve the Social Committee report as presented. Motion was made and seconded resulting in a unanimous approval of the Social Committee report.

### **Petitions from the Public**

The following were received by the Office Staff as petitions from the Honeytree residents:

One Resident attending was the Father of resident RH whose pool privileges were suspended for not following the directions of the pool lifeguards concerning adult swim rules. He was present to show his support for the action taken by the Pool Supervisor.

### **Old Business**

#### **1-5-21 Review Action Needed for the HOA Website'**

It was suggested that the pool rules be repositioned to be more easily seen on the mobile devices, website and facebook.

**TABLED**

**2-8-21 Cement Contractor Discussions**

After the review of bid information earlier the President called for a rollcall vote to decide on which contractor to approve.

Felix McGee-Dinon	President	Abstain
Dave Stachura	Vice President	Martin
Debra Jenkins	Secretary	Martin
Sue Bauer	Treasurer	Martin
Dan Survillas	Member at Large	Martin
Pete Cernicky	Member at Large	Martin
Lorenzo Lampignano	Member at Large	Absent

Martin wins. Office Staff will notify him of the decision.

**6-14-21 Pool Issues**

- The decision was made to postpone the repair of the crack in the pool until EOS due to the time the pool would not be available because it has to be drained.

**TABLED**

- Supervisor Nina brought up the following issues:
  1. A sign needs to be created in the kiddie pool area reinforcing the age limit for this pool area. Dale to select specific verbiage for sign and direct posting.
  2. Also a sign is needed to remind residents to return the pool “noodles” when finished. Felix will create this sign.
  3. Also need sign to define what drink containers are authorized in the pool area.

**TABLED**

- The issue of the winter pool covering. **TABLED**

**7-2-21 Clubhouse Rentals**

- Discussion on modifications to the Clubhouse rentals for grilling. Waiting for more information on how this might affect insurance issues. **TABLED**

**9-9-21 Clubhouse Furniture Update**

- Still waiting for some tables and the fireplace. Delivery estimate at the end of July.

- 12-7-21 Renter Issue**
- Office Staff directed to begin sending out warning letters to suspected renters.
  - Office was directed to begin to develop a conditional document to assist in identification of authorized exceptions to the 8th Amendment. **TABLED**
  - Situations were discussed whereby the 1% circumvention of the 8<sup>th</sup> Amendment could be identified and processed. **TABLED**

**4-6-21 Flag and flagpole issues** **COMPLETE**

**5-3-22 Actions Arising From the Board Meeting of May 3, 2022**

- Recommendation to purchase a shed to store all holiday decorations and remove all archived files to the second floor area above the office.

**TABLED**

- Update on Dan’s research on loose cables in the Tot Lot area.

**TABLED**

- Creation of a rotating schedule for dealing with the dog waste stations and clubhouse inspections after rentals

**IN PROCESS**

**5-4-22 Facebook Live Project** **COMPLETE**

**5-8-22 Update on the distribution of Mulch Issues**

- President called for a rollcall vote to award Frank Bauer a check of \$2,025 for all his work on spreading the majority of the mulch.

Felix McGee-Dinon	President	Abstain
Dave Stachura	Vice President	Yes
Debra Jenkins	Secretary	Yes
Sue Bauer	Treasurer	Abstain
Dan Survillas	Member at Large	Yes
Pete Cernicky	Member at Large	Yes
Lorenzo Lampignano	Member at Large	Absent

**Motion Passed**

Office to contact Frank to pick-up the check.

**6-1-22 Survey for the Tot Lot and Clubhouse Area**

- Dale to contact a survey company for this action.

**New Business**

**7-5-22 Additional Cabana Cameras**

Discussion around a cost of \$1,400 for equipment and installation of addition cameras.

The President called for a rollcall vote to approve the \$1400 expense.

Felix McGee-Dinon	President	Abstain
Dave Stachura	Vice President	Yes
Debra Jenkins	Secretary	Yes
Sue Bauer	Treasurer	Yes
Dan Survillas	Member at Large	Yes
Pete Cernicky	Member at Large	Abstain
Lorenzo Lampignano	Member at Large	Absent

**Motion Passed**

Note: All voice recording in the office area has been disabled. Camera and voice recording to be resumed in the cabana and pool area. A sign needs to be created to make this action identified to all people in the area. **TABLED**

**7-6-22 Back-up for Office Computers**

**President called for a rollcall vote to approve a cost of \$50/mo. For cloud back-up.**

Felix McGee-Dinon	President	Abstain
Dave Stachura	Vice President	Yes
Debra Jenkins	Secretary	Yes
Sue Bauer	Treasurer	Abstain
Dan Survillas	Member at Large	Yes
Pete Cernicky	Member at Large	Abstain
Lorenzo Lampignano	Member at Large	Absent

**Motion Passed**

## Board Comments

Felix McGee-Dinon	President	None
Dave Stachura	Vice President	None
Debra Jenkins	Secretary	None
Susan Bauer	Treasurer	None
Dan Survillas	Member at Large	None
Pete Cernicky	Member at Large	None
Lorenzo Lampignano	Member at Large	Absent

## Executive Session

**The President called for a motion to go into Executive Session. Motion was made, seconded and passed unanimously.**

The following Issues were discussed involving residents identified as:

SS	Legal Fees
KR	Area Survey Needed
MK	Was granted an extension
AT	Nothing further heard from this resident
RH	Suspension Adult Swim Violation
TR	Smoking in the pool area by a guest of TR. Revocation of <u>guest</u> privileges for the rest of the pool season for this resident.

**The President called for a motion to go out of Executive Session. Motion was made, seconded and passed unanimously.**

## Identification of next Workshop / Board Meeting – August 2, 2022

**At 8:50 PM The President called for a motion to adjourn the Board Meeting . Motion was made, seconded and passed unanimously.**

