

Minutes for the Workshop Meeting – 4 October 22

These notes are directional. They identify the major topics of discussion during the Workshop meeting on 10 Oct 22. For specific details on each discussed item, the Honeytree office staff needs to be contacted to access the actual recorded minutes.

Call to Order at __6:05__

Rollcall

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

Verification of Quorum: Quorum was established

Office Report for 4 October 22

- 19 residents are in collections
- 2 are pending eviction this month
- 2 more are probable for eviction

- The quarterly newsletter has been sent out email and US mail.

Reference

- 2-8-21 Update on Martin Cement Work Project
- Cement shortage has forced postponement of Martin's ability to execute the contract until spring of 2023.

- 9-16-22 Update on Pending Survey for Clubhouse and Tot Lot Area
- Survey done waiting for results to be available.
- 12-7-21 Update, if any, on Amendment 8 Renter Project
- Of the number of letters sent out, 4 have not yet responded and these are being turned over to legal for further evaluation.
- 6-14-21 Update on Pool Cover Project
- The pool cover has been ordered and ½ of price has been forwarded to the vendor, the balance upon delivery.
- Update on office staff search
- See Executive Session
- Update on Snow Removal Bid
- Bid discussion was to be considered via email.
- Update on Pool Management Bid
- Tabled to Board Meeting discussion on this bid
- Update on Landscaping Bid
- Tabled to Board Meeting discussion on this bid
- 9-15-22 Update on Child Changing Station Bid
Moved to Board Meeting for a vote
- Preparations for the upcoming resident-level budget meeting
- All copies of the 2023 budget sent to residents via regular US Mail and online.

Tabled From the Board Meeting of 7 September 22 as **OLD BUSINESS**

6-14-21

- a. Discussions about dealing with the crack in the pool. Initial suggestions were to table this issue until pool EOS and completion of Martin cement work.
- b. Discussions about creation of a sign to define what drink containers will be permitted in the pool area.
 - Moved to Board Meeting for discussion
- c. Additional discussion on the pool cover project
- d. Discussions on what text should be added to the pool regulations regarding pool items such as water-guns. The following was proposed with no action taken:
 - Any item or items causing potential or actual harm, in the opinion of the pool lifeguards, which did or may lead to issues regarding resident's pool safety, those items are subject to confiscation for the duration of the owner's pool visit. Further, action by any resident using the pool which causes real or potential harm, in the opinion of the lifeguards, shall lead to disciplinary action up to and including removal from the pool and pool area. Such action will be reported by the lifeguards to the Board of Directors for action up to and including suspension or revocation of pool privileges.
 - Moved to Board Meeting for an acceptance vote.

7-2-21

It was suggested that residents renting the clubhouse be requested to download the decibel-level app to avoid any loss of security deposit resulting from excessive noise.

Discussions around confiscation of all or part of a resident's security deposit for violations of clubhouse rental rules. Confirmation of the following and refer to the Board Meeting for a vote:

- Any confiscation of a resident's security deposit less than the full amount shall be decided by two Board Members: The President and the Treasurer.
- Any confiscation of a resident's full security deposit shall be decided by the full Board of Directors at the next monthly Board Meeting.
- Any confiscation amount allows the resident to appeal at the next monthly Board Meeting.

5-3-22 (from Board Comments of 3 May 22)

Discussions around the initial suggestion to buy a shed to store all holiday decorations and move the archived files to the area above the office area

Discussions around Dan's efforts to identify the owners of the loose cables in the Tot Lot area.

Discussions around the establishment of a rotation schedule for both the dog waste station and clubhouse rental after-party inspections.

NEW BUSINESS Tabled from the September 7 Board Meeting

9-8-22

Discussion around a new computer pool lighting system to be controlled from the Honeytree office. Current system is defective.

9-15-22

Discussion around purchasing child changing stations for both the Cabana and Clubhouse,

9-16-22

Discussions around establishing a walk-through garden in the Tot Lot area with street-type lighting for security.

Discussion around efforts to increase resident participation at both Workshop and Board meetings. Suggestion was a \$50 raffle if 20 or more residents are present.

President calls for a motion to adjourn the Workshop Meeting.

Meeting adjourned at _____ PM