

These notes are directional. They identify the major topics of discussion by the Honeytree Board during the Board meeting on 4 Oct 22. For specific details on each discussed item, the Honeytree office staff needs to be contacted to access the actual recorded minutes.

Minutes from the Board Meeting

4 October 22

Call to Order at 6:47 PM

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	Absent
Lorenzo Lampignano	Member at Large	Present

Verification of Quorum : A quorum was established

Approval of minutes from the September 7, Workshop and Board Meetings and September 15, Budget Meeting

A motion to be made by the President to accept the Workshop, Board and Budget Meeting minutes as published from the 7 September 22, Workshop and Board meetings and the September 15 Budget meeting.

Motion made and seconded. Results All Minutes Accepted Unanimously.

Presentations of Agenda Revisions

9-17-22

Proposal to hold a \$50 raffle for residents attending the Workshop / Board meetings. Must have at least 20 residents present to hold the raffle.

Motion to approve the agenda additions as presented was requested. Motion made and seconded, Agenda Additions as presented were approved.

Office Report

Additional discussions on the Office Report as presented in the Oct 4 Workshop meeting if any.

President to call for a motion to approve the Office Report from the 10/4/22 as presented.

Motion made and seconded. Results: Office Report as presented was unanimously accepted and approved.

President's Report:

- The office staff is still looking for applicants for the HOA part-time position.
- Trunk and Treat is coming and so far there has been very little resident participation.
- Quarter 3 bank statement has been forwarded to our accountant.

VP called for a motion to approve the President's Report as presented.

Motion made and seconded: report accepted unanimously.

Treasurer's Report

Checking	\$59,940.90
Reserves (Also known as the Savings Account)	\$227,897.71
Dues Still Owed (Also known as Receivables)	\$77,552.22
Petty Cash	\$299.91
Late Fees for the month of August	\$1,075
Prepaid Dues	\$16,458.31
ACC Violation Fines for August	\$325
Daily Pool Passes through August	\$471.31
Seasonal Pool Passes through August	\$200.00

President to call for a motion to approve the Treasurer's report as presented.
Motion made and seconded results: report approved unanimously.

Committee Reports

ACC Committee Report as presented by the ACC liaison to the Board: VP, Dave Stachura

The President calls for a motion to continue violations carried over from September and continued new violations from this month.

Motion made and seconded. Results: motion passed unanimously.

- Results of the final ACC walk for 2022 has been completed and letters of violation have been sent out.
- Working with the new ACC office staff member to standardize the ACC program beginning 2023 is pending the hiring of that person.
- ACC members to look into allowing AstroTurf in place of normal seeded lawns.

President to call for a motion to approve the ACC report as presented.

Motion made, seconded and approved unanimously.

Social Committee Report as presented by the Board liaison to the Social Committee, Treasurer, Sue Bauer:

Balance of Gift Cards Available \$1,527.36

Balance of the Social Committee Budget for 2022 \$5,758.64

- Trunk and Treat is scheduled for October 29, 12-3PM
- Purchase of new shelving is currently **TABLED**

The President calls for a motion to approve the Social Committee report as presented. Motion made, seconded, and unanimously approved.

Petitions from the Public

The single resident that attended the meeting reported they were well satisfied with the actions of the Board.

OLD BUSINESS

2-8-21 Martin Cement Project

Update:

- Martin Cement work contract is being reevaluated by Martin due to the new amendment required by the HOA legal resource.
- If contract is accepted by Martin, they will hold the price as quoted through fall of 2023.
- Actual work to begin in the spring of 2023 due to shortage of cement materials.
- Permit for the work is pending from the Village.

6-14-21 Pool Issues

Update:

- Further action on creation of the container sign project
TABLED
- Vote was enacted on the suggested text addition having to do with misuse of allowable pool toys to the action taken regarding pool behavior.

As presented:

“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, may 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.”

A motion was made by the President to accept the text and add it to the pool regulations. Motion was made, seconded, and unanimously passed.

- Pool covering vendor has been identified as Raynor / Splash Pure Water and ½ payment has been forwarded with the balance upon delivery.
- Pool heater repair vendor has been identified as Splash Pure Water with the cost of \$1,009.90.
President has requested a motion to approve the vendor and cost. Motion made, seconded, and unanimously approved.

- Regarding the pool crack project, the vendor has been identified as Interglas and the work will be repaired under warranty in the spring of 2023.
 - Regarding pipe inspection to detect leaks, American Leak detection has been tentatively accepted by the Board as the vendor, however, the Board is looking for two more bids to completed its due diligence on this bid.
1. When a leak is detected, it will be fixed by Splash Pure Water as they are the current opening and closing vendor and fixing leaks in pool pipes is in their contract.

7-2-21 Clubhouse Rental Issues

Possible vote to handle the two types of resident security deposit confiscation as defined in the Oct 4 Workshop.

- Less than full security deposit to be confiscated is to be determined by the President and the Treasurer.
- Full security deposit to be decided by the entire Board at the next Board Meeting where the resident can attend, if the resident so desires.

President called for a motion to accept the two confiscation actions above, motion made, seconded, and unanimously passed,

Possible vote to have residents download the decibel App to define parameters of party noise permitted to avoid confiscation of any part of security deposit was not accepted. Unanimous vote for residents to use common sense in determining levels of noise with regard to any clubhouse party.

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

Update

- Dan to contact J.U.L.I.E. to try to ID cables in Tot Lot area.
- Dan to contact AT&T and Comcast to see if the cables belong to them and if so to remove cables hanging on the fences, If no response to turn the issue over to our legal resource.
- Schedules for emptying dog waste stations and checking on after-party clubhouse condition are now on calendar.
- Further discussions on procuring a shed for holiday decorations and moving archived files to above the Honeytree office are suspended pending research into transferring all the stored files to data storage.

NEW BUSINESS

9-8-22 Update on the Pool Lighting Project

Continued discussions and possible vote on upgrading the current pool lighting system with a computer-controlled system to be managed from the Honeytree office are TABLED awaiting Pete's return and evaluation of this proposal. In the meantime, there may need to be a rotating schedule to turn lights on and off manually.

9-15-22 Update on Baby-Changing Stations

After evaluating three bids on the baby changing stations, a motion was called for a roll call vote to award the contract to **ECR for Kids** at a cost of \$159.99 each for four stations.

Felix McGee-Dinon	President	Yes
Dave Stachura	Vice President	Yes
Debra Jenkins	Secretary	Yes
Sue Bauer	Treasurer	No
Dan Survillas	Member at Large	Yes
Pete Cernicky	Member at Large	Absent
Lorenzo Lampignano	Member at Large	Yes

Motion passes.

Note: The President instructed Dale to hold-off contacting the vendor about the awarded contract until more research could be done about the suitability of the location for the two changing stations in the clubhouse.

9-16-22 Improvement of the Tot Lot Area

- Survey for Tot Lot area and decisions on what to do with the survey is still awaiting survey results.
- Evaluating the possibility of using the Tot Lot area as a walk-through garden with security lighting is TABLED pending additional research

10-5-22 Proposed Board Meeting Attendance Incentive

- Proposed Raffle to encourage participation at Workshop and Board Meetings, as follows:
- \$25 (cash or gift card) is to be raffled if there are at least 10 people in attendance.
- Two \$25 awards (cash or gift cards) are to be raffled-off if there are 20 or more people in attendance.

President called for a motion to accept the proposal pending contact and approval of our legal representative. Motion made, seconded and unanimously passed.

10-6-22 ID Cards for Board Members

- The idea of providing the Board members with laminated ID cards for identification.

TABLED

BOARD COMMENTS

Felix McGee-Dinon	President	None
Dave Stachura	Vice President	None
Debra Jenkins	Secretary	None
Sue Bauer	Treasurer	None
Dan Survillas	Member at Large	
Proposed a better recording device for better clarity.		
Pete Cernicky	Member at Large	Absent
Lorenzo Lampignano	Member at Large	None

President to call for a motion to go into Executive Session. Motion made and seconded and unanimously passed.

- Discussion on how better to secure the confidentiality of the Executive Committee minutes, both paper and recorded. Need separate recording device and separate Executive Session Minutes both to be stored under lock and key with no access to office personnel. **TABLED** for more research.
- Specifics on selection of new office staff personnel are **TABLED** until additional candidates are identified and scheduled for interview.
- Regarding clubhouse cleaning issue, Lorenzo has volunteered to monitor Eileen's cleaning to determine if it is sufficient or if additional action needs to be taken in this area.

President to call for a motion to adjourn from Executive Session. Motion made, seconded, and passed unanimously.

Next Meetings:

Next meeting on Nov 1st will be devoted exclusively to the resident-level budget presentation.

Next Workshop and Board Meeting will be December 6th

President asked for a motion to adjourn the Board Meeting at 8:36PM. Motion made, seconded and passed unanimously,