

These notes are directional. They identify the major topics of discussion by the Honeytree Board during the Board meeting of 11 July 23. For specific details on each discussed item, the Honeytree office staff needs to be contacted to access the actual recorded minutes.

# **Agenda for the Board Meeting**

## **11 July 2023**

**Call to Order at \_\_\_\_\_**

### **Rollcall**

|                   |                 |
|-------------------|-----------------|
| Felix McGee-Dinon | President       |
| Dave Stachura     | Vice President  |
| Debra Jenkins     | Secretary       |
| Sue Bauer         | Treasurer       |
| Dan Survillas     | Member at Large |
| Pete Cernicky     | Member at Large |
| Julio Suarez      | Member at Large |

**Verification of Quorum:**

### **Special Presentations (If any)**

**Approval of minutes from the June 6, 2023 Workshop and Board Meetings.**

Result:

### **Petitions from the Public**

This section was moved (one time only) to the Workshop Meeting of 11 July 23.

## Office Report Review

Additional discussion and voting action, if any, on the Office Report as presented in the July 11, 2023 Workshop meeting.

Motion to accept the Office Report as presented.

Result:

## President's Report:

VP to call for a motion to approve the President's report as presented.

Result:

## Treasurer's Report

Checking

Reserves (Also known as the Savings Account)

Dues Still Owed (Also known as Receivables)

Petty Cash

Late Fees for the month of June

Prepaid Dues

|                             |     |
|-----------------------------|-----|
| ACC Violation Fines for May | N/A |
|-----------------------------|-----|

|                   |     |
|-------------------|-----|
| Daily Pool Passes | N/A |
|-------------------|-----|

|                      |     |
|----------------------|-----|
| Seasonal Pool Passes | N/A |
|----------------------|-----|

Note: The check register and other financial information reports, such as the Quarterly Financial Statement, will be a continued part of the Treasurer's report and will be provided by the Office Staff on a separate document.

Financial Report is available once a quarter

President to call for a motion to approve the Treasurer's report as presented.

Results:

## **Committee Reports**

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

The President to call for a motion to continue violations carried over from June 2023 and any new violation, If any, from this month.

Result:

### **ACC Committee Report**

The ACC third walk is scheduled for first part of August 2023

- The Board liaison to the ACC will call for a quick meeting of the ACC committee members in the first week of August.
- Due to the draught in the Chicagoland area, there will be no lawn-type violations for the balance of 2023.

**Move to a Board Vote to accept this temporary exemption for 2023 (only)**

## ACC Report (continued)

- From the Board Meeting of January 3, 2023. A clarification to the ACC code to clarify weed violations to include nuisance weeds.

Note: The Continental Builders and the then-Board intended the category of nuisance weeds to be included under the umbrella definition of noxious weeds as Webster defines noxious as: Harmful and unpleasant. Unpleasant as to an unsightly presentation of any lawn and pernicious as being subtly harmful as in infecting other resident's lawn. No further action need be taken as this clarification is not an amendment.

If legally this clarification is considered an amendment to the ACC codes, then section 6-8 of the ACC code states the ACC codes can be modified (clarified) with the affirmative vote by a super-majority of the Board. At such time as the amendment is suggested by a resident and accompanied by a petition of at least 40 residents.

Board may move to canvas the residents about including this amendment in the ACC Codes.

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

Result:

## **Social Committee Report as presented by the new Board liaison to the Social Committee, MAL Julio Suarez:**

Balance of the Social Committee Budget for 2023: \_\_\_\_\_ .

Additional information presented by the Board Liaison to the Social Committee is as follows:

Proposal for a resident or block party to be held in July is awaiting details from the Social Committee.

- Possibly to include: a food truck
- Residents must have a valid activity pass

Proposal for a “car” party

- Details to be forwarded by the Social Committee

The President to call for a motion to approve the Social Committee report as presented.

Result:

## **OLD BUSINESS**

01-16-23 Update on accepting bids from any of the proposed vendors for the replacement of the Fire Dept Fire alert box as no bids have yet been received from any of the below vendors.

Deferred TBD

06-07-23

Continued discussions and possible vote regarding replacement of current general contractor as discussed in the July 11 Workshop.

Continued discussion and possible vote regarding action regarding funding for the pool project as discussed in the July 11 Workshop.

## **NEW BUSINESS** From the Workshop meeting 11 July 23

Vote to codify the online vote to approve the installation and cost of a temporary fence by Naperville Rental in the pool area.

Note: To provide better (but temporary) protection to residents in the pool construction area.

Vote to approve the documentation authorized to secure an activity pass as:

Currently accepted: Driver's License, major utility bill, bank statement, change of address form.

## **BOARD COMMENTS**

|                   |                 |
|-------------------|-----------------|
| Felix McGee-Dinon | President       |
| Dave Stachura     | Vice President  |
| Debra Jenkins     | Secretary       |
| Sue Bauer         | Treasurer       |
| Dan Survillas     | Member at Large |
| Pete Cernicky     | Member at Large |
| Julio Suarez      | Member at Large |

**President to call for a motion, if needed, to go into Executive Session.**

Result:

Updates on the following:

- 7-2-21 Clubhouse Rental Issues Update:  
Details from the clubhouse rental of 7/9/23: clubhouse was found to have no issues and a full security deposit was issued.
- 1-8-23 Association Legal issues  
Discussion surrounding attorney letter from the counsel of a resident.
- 1-7-23 Association Eviction Issues  
None

**President to call for a motion to adjourn from Executive Session.**

Result:

Next Meetings:

Next Workshop and Board Meeting will be on August 1, 2023

President to call for a motion to adjourn the Board meeting at \_\_\_\_\_ PM.

Result:

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