

# HONEYTREE TOWNHOUSE IMPROVEMENT ASSOCIATION

## Minutes of Board of Directors

March 11, 2025

Minutes of the Board of Directors meeting of the Honeytree Townhouse Improvement Association, Romeoville, IL, held at the Clubhouse and on TEAMS, at 6:30 on March 11, 2025.

### I. **CALL TO ORDER**

Board member Marian Zukowski called the meeting to order at 7:05 PM.

### II. **ROLL CALL OF OFFICERS**

Officer roll call took place at 7:05 PM.

Board members present are as follows:

Lorenzo Lampignano, President, present

Marian Zukowski, Vice President, present

Felicia McGee-Dinon, Treasurer, present

Aaron Torres, Secretary, ABSENT

Dan Survillas, Member at Large, present

Carol Kopca, Member at Large, present

Patrica Ross, Member at Large, present

Others present are as follows (representatives such as HOA manager or attorney):

Dale Lojas, Office/Community Manager, present

### III. **BOARD NOTICE OF RESIGNATION**

The Board accepted the resignation of Lorenzo as President

\*Re-alignment of Board members as follows:

President: Felicia McGee-Dinon

Vice President: Marian Zukowski

Treasurer: Patricia Ross

Secretary: Aaron Torres

Member at Large: Dan Survillas

Member at Large: Carol Kopca

Member at Large: Lorenzo Lampignano

**Motion to approve resignation and re-alignment of Board by Carol, 2<sup>nd</sup> by Dan-  
MOTION PASSED**

**IV. OPEN FORUM**

Resident offered to volunteer with ACC- Board thanked resident

Resident asked who Social Committee reports to- Board Responded that they can still report to Lorenzo

**V. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING**

Motion by Lorenzo to approve the minutes of the Board held last February 4, 2025. Motion seconded by Dan. MOTION PASSED.

**VI. FINANCIAL REPORT**

Patty gave the treasurer's report.

A. Operating Fund:	\$ 80,191.45	
B. Reserve Fund:	\$ 72,674.71	
C. Petty Cash:	\$ 17.40	
D. Total Accounts Receivable as of February 28, 2025:		\$ 50,942.24
E. Late Fees for February:	\$ 1,175.00	
F. Social Committee:	\$ 9,847.64	

**Motion to approve Financial Report by Dan, 2<sup>nd</sup> by Lorenzo-MOTION PASSED**

**VII. PRESIDENTS REPORT**

NOTHING TO REPORT AT THIS TIME

**VIII. MANAGER'S REPORT**

Dale gave the manager's report.

- A. Invoices have been updated to reflect any past due amounts leading to many homeowners coming current.
- B. Letter will be going out to all residents to remind them to renew their Pool/Activity passes
- C. Newsletter should be ready to publish by end of March

**Motion to approve Managers Report made by Dan, 2<sup>nd</sup> by Lorenzo- MOTION PASSED**

**IX. COMMITTEE REPORTS**

**G. Architectural Review Committee Report**

Patty gave the ACC report.

Monthly canvas for ACC violations will take place in April.

ACC meeting to be scheduled in March- more information will come out to residents as soon as possible.

## **H. Social Committee Report**

Jaclyn Lampignano gave the Social Report

Reminder that on 3/19 is St. Patrick's Day Kids Event and 3/20 is Adult Bingo night

4/26 will be the Easter egg hunt and Social is hoping to continue Bingo nights every other month.

**Motion to approve Committee Reports by Dan, 2<sup>nd</sup> by Lorenzo-MOTION PASSED**

## **X. OLD BUSINESS**

- I. Proposal from American Leak Detection. The Board discussed and approved a proposal by American Leak Detection to find the leak from the intake jet in the pool at a cost of \$1,200.00 to be paid with credit on account with Water Watchers.
- J. Office Staffing Update. The Board Discussed and approved submitting job description to Village of Romeoville Website for additional part-time staff member.
- K. Compliance Declaration Update. The Board Discussed and approved having Costello, Sury & Rooney do the compliance Declaration update of our by-laws to reflect current Illinois law.

## **XI. NEW BUSINESS**

- a. Parking on Cedarbend. The Board discussed options but tabled item until April meeting as they needed more information from Village of Romeoville.
- b. Chase debit/credit card storage. The Board discussed and had to table until April meeting due to re-alignment of Board members, and new signers.
- c. Election. The Board Discussed this years election of three seats and call for candidates forms will be sent out early April with election to be held in July, date yet TBD

## **BOARD COMMENTS:**

Carol commented to have new pictures taken of pool area and post to website-Office Manager to contact resident to take new pictures

## **XII. NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on April 1, 2025 in Clubhouse and on TEAMS at 6:30 PM.

**The Board adjourned Meeting at 7:57 PM.**