

HONEYTREE IMPROVEMENT ASSOCIATION
Board of Directors BOARD MEETING MINUTES
NOVEMBER 11, 2025

I. Roll Call

Board members Present: Felix McGee-Dinon - President, Patty Ross - Treasurer, Marian Zukowski - Secretary, Carol Kopca – Member at Large, Lorenzo Lampignano – member at Large via TEAMS

Board members absent: Dave Stachura – Vice President (death in family-excused), Dan Survillas – Member at Large (on vacation-excused)

Also present: Dale Lojas, CMCA office staff

II. Call to Order

- a. The meeting was called to order at 7:35pm

III. Open Forum:

- a. **Nothing brought up during open forum.** No Residents on Teams or in person

IV. Approval of Minutes from the September 21 budget WORKSHOP meeting

- a. Motion to Approve made by Lorenzo, second by Carol, members approved-**MOTION PASSES**

V. Approval of minutes from the October 7, 2025 Board Meeting and Workshop

- a. Motion to Approve made by Carol, second by Marian, members approved-**MOTION PASSES**

VI. Presentation of Reports

- a. **President's Report:** nothing to report
b. **Financial Report**

Patty gave the financial report as follows:

- Operating \$ 80,513.09
- Reserve \$ 102,685.89
- Accounts Receivable:
 - Collections: \$ 27,237.77
 - Past Due Dues: \$ 13,421.46
 - Pre-Paid Dues: \$ 1,550.30
- Loan Balance: \$ 52,970.62
- Social Committee Balance: \$ 5,643.77
 - A. Budget for 2025: \$3,000.00 spent so far in 2025: \$4,376.20
- Late Fees Charged for October: \$ 1,100.00

Carol motioned to approve Treasurer's Report, Marian seconded – All approved – MOTION PASSES

VII. Manager's Report

Dale gave a report on behalf of the office staff

Just a reminder to Board members of their Fiduciary responsibilities and what it means to be a Board member for the Community and to hoping that 2026 shows a more cohesive Board of Directors.

Felix called for motion to pass Managers report, Carol motioned, Marian seconded – MOTION PASSES

VIII. Social Committee Report:

Jackie gave social committee report

- a. Reminder of Breakfast with Santa on Sunday, December 21, 2025 10am until noon (valid activity passes required)

Carol motioned to approve Social Committee Report, Marian seconded-All approved, motion passes

IX. ACC Report:

- a. Vote to suspend all ACC notices and fines until spring 2026.

Felix called for motion to approve ACC Report, Carol Motioned, Lorenzo seconded, all approved – Motion passes

X. Old Business – No Old Business

XI. New Business

- a. **11-1-2025: Vote regarding refund of Security Deposit from rental on 10/25/2025**

Felix called for vote to keep entire deposit due to excessive cleaning needed.

Unanimous vote to keep deposit.

XII. Board Comments:

- a. Lorenzo asked if there would be any volunteers from the Board to help decorate the outside of the Clubhouse- many board members wanted to know what day this would take place before they could volunteer, date to be determined.
- b. Patty asked if we could post the winners of the Halloween contest on the Facebook page.
 - i. 1st place couple \$75 the PURGE COUPLE- Lorenzo and Jackie
 - ii. 2nd place couple \$50 the OUTLET/SOCKET COUPLE- Andy and Monica
 - iii. 3rd place couple \$25 HARLEY QUINN- Jamie
- c. Patty then asked about Board members receiving compensation in the events.

It was discussed and voted that according to State statute and our by-laws that Board members are NOT to receive compensation and therefore cannot receive prizes in events. If they are voted to be a winner, they MUST give their prize to the next winner.

Felix called for motion to adjourn Board Meeting at 8:11pm, Carol motioned, Marian seconded-all approved and Board meeting was adjourned at 8:11pm **-THERE WILL NOT BE A DECEMBER MEETING! THE NEXT BOARD MEETING WILL BE ON JANUARY 6, 2026 AT 6:30PM)**