

HONEYTREE IMPROVEMENT ASSOCIATION
Board of Directors BOARD MEETING MINUTES
JANUARY 6, 2026

I. Roll Call

Board members Present: Felix McGee-Dinon - President, Patty Ross - Treasurer, Marian Zukowski - Secretary, Carol Kopca – Member at Large, Dan Survillas – Member at Large

Board members absent: Dave Stachura – Vice President left sick after Workshop meeting, Lorenzo Lampignano – Member at Large Absent

Also present: Dale Lojas, CMCA office staff

II. Call to Order

- a. The meeting was called to order at 7:21pm

III. Open Forum:

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

IV. Approval of minutes from the November 11, 2025 Board Meeting and Workshop

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

V. Presentation of Reports

- a. **President's Report:** Felix wanted to thank all Board members for their hard work in 2025. Felix also gave a big thank you to Jackie Lampignano and Anne Jacobson for all their hard work in running the Social Committee in 2025. **Motion to approve made by Dan, Carol seconded, members approved -MOTION PASSES**
- b. **Financial Report**

Patty gave the financial report as follows:

- Operating \$ 80,840.39
- Reserve \$ 127,689.63
- Accounts Receivable:
 - Collections: \$ 25,745.11
 - Past Due Dues: \$ 15,061.82
 - Pre-Paid Dues: \$ -15,653.97
- Loan Balance: \$ 42,970.62
- Social Committee Balance: \$ 2,827.12
 - A. Budget for 2025: \$3,000.00 spent in 2025: \$7,192.85
- Late Fees Charged for October: \$ 950.00

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

VI. Manager's Report

- a. **Dale Discussed training achievements with Madison. Dale spoke with Sebert Landscapers regarding the November clean-up. Dale also wanted to give a big Thank you To Jackie and Anne for all their work with the Social Committee in 2025.**

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

VII. Social Committee Report:

- a. **Social Committee is in need of Resident volunteers to head up the events in 2026. Carol Kopca will be working with Madison (from the office) to put together some small events that are to be determined.**

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

VIII. ACC Report:

- a. **Vote to suspend all ACC notices and fines until spring 2026. Dave will bring in the ACC plan for 2026 in the February meeting.**

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

IX. Old Business – No Old Business

X. New Business

- a. **1-3-26 review of ACC/HOA software – TABLED TO FEBRUARY MEETING**
- b. **1-4-26 purchase of additional pool tables – TABLED TO FEBRUARY (waiting on pricing)**

XI. Board Comments:

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 to Executive Session at 7:35pm

Board Meeting called back to order at 8:01pm

Felix called a motion to vote on Holiday bonuses for Office as discussed in Executive Session

Carol motioned, Marian seconded-all approved and Board meeting was adjourned at 8:12pm

NEXT WORKSHOP AND BOARD MEETING ON FEBRUARY 3, 2026 AT 6:30 PM IN THE CLUBHOUSE