

**Four Lakes Master Homeowners Association Board of Directors Meeting**  
**December 9, 2024 @ 6:30 pm**

**Invitees/Attendees (X=in attendance) (A=absent) (E=Excused)**

X,A,E	Name Board Position Delegation	X,A,E	Name Board Position Delegation
X	Janet Hamning (JH) Director Condo 1	X	Leticia Guzman (LG) Delegate Condo C
	Delegate Condo 2	X	Caterina Varvaro (CV) Treasurer Condo D
X	Rosa Encarza (RE) Delegate Condo 3	X	Donna Brown (DB) Delegate Homeowner at Large
X	Tom Brechlin (TB) Delegate Condo A	X	James Glikin (JG) President The Towers at Four Lakes
X	Mike Vukmir (MV) Delegate Condo B		

**DISCUSSION ITEMS**

Meeting opened at 6:32 PM

**Motions Passed**

Motion to accept the November 2024 Board Meeting Minutes.

Motion Made by: **JG**

Motion Seconded by: **JH**

Motion Outcome: Motion *Passed*. **Yeas (4); Nays (); Abstains (3)**

## DISCUSSION ITEMS

Motion to move \$35,111 from Reserves to Operating

Motion Made by: **JG**

Motion Seconded by: **JH**

Motion Outcome: Motion Passed. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

Motion to accept October 2024 financials as presented.

Motion Made by: **JG**

Motion Seconded by: **JH**

Motion Outcome: Motion Passed. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

Motion to approve Christmas gift cards for staff from Lisle Savings in the amount of \$2,750.00 plus activation/generation fees

Motion Made by: **JG**

Motion Seconded by: **JH**

Motion Outcome: Motion Passed. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

Motion to approve the 2023 financial audit prepared by CondoCPA, Inc.

Motion Made by: **CV**

Motion Seconded by: **LG**

Motion Outcome: Motion Passed. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

Motion to approve the trial balance and adjusting entries from CondoCPA, Inc.

Motion Made by: **CV**

Motion Seconded by: **MV**

Motion Outcome: Motion Passed. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

Motion to authorize Caterina Varvara-Treasurer to negotiate with CondoCPA, Inc. for financial audit/complication services for two (2) years in an amount not to exceed \$16,950.00

Motion Made by: **JG**

Motion Seconded by: **CV**

Motion Outcome: Motion Passed. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

Meeting adjourned to Homeowners Forum at 7:20 PM

Meeting adjourned to Executive Session at 7:28 PM

Meeting reconvened at 8:16 PM

Motion to approve end-of-year bonus for Chris Buehler-Association Manager in the (gross) amount of \$1,500

Motion Made by: **JG**

Motion Seconded by: **CV**

Motion Outcome: Motion Passed. **Yeas** (Unanimous); **Nays** (); **Abstains** ()

**DISCUSSION ITEMS**

Final adjournment by acclamation at 8:18 PM