

**FOUR LAKES CONDOMINIUM ASSOCIATION D**  
**MEETING MINUTES**  
**MARCH 22, 2023**

**I. CALL TO ORDER**

Secretary Karen Forslin-Bojnansky called the meeting to order at 6:44 PM. Treasurer Caterina Varvaro (CV), Secretary Karen Forslin-Bojnansky (KF-B), Director Dar Fazio (DF), Kaitlynn Wolfgram (KW), and EPI Representative Scott Adler were present. President Donna Brown (DB) was absent.

**II. APPROVAL OF MINUTES**

Motion made by CV to approve the minutes from February 22, 2023. Seconded by DF. Motion passed. CV, KF-B, DF—Ayes KW abstained.

**VI. MISCELLANEOUS OPERATING**

Motion made by CV to approve ABC Wildlife to close gaps and openings to bat proof the building at 1605 Fairway at a total cost of \$16,500.00. Seconded by KF-B. Motion passed. CV, KF-B, DF, KW—Ayes.

Motion made by KF-B to approve mesh to be installed on the backside of the furnace room wall vents and install metal mesh in the bathroom vents on the front of the building by Construction Concepts at a total cost of \$1,100.00 to be billed back to Home Owners. Seconded by DF. Motion passed. CV, KF-B, DF, KW—Ayes

Motion made by KF-B to approve the jetting all 13 buildings by Aqua City at a total cost of \$9,408.75. Seconded by DF. Motion passed. CV, KF-B, DF, KW—Ayes

Motion made by CV to approve exterior extermination treatments to all 13 buildings by Men in Black at a total cost of \$2,450.00. Foyers will cost \$350.00 and individual units will cost \$25.00 and will be paid by Owners who elect to have their foyers or their units exterminated by Men in Black. CV, KF-B, DF, KW—Ayes

Motion made by CV to approve the replacement of failed garage corral concrete by Construction Concepts at a total cost of \$7,750.00, unless EPI Rep SA can identify a contractor at a lower price. CV, KF-B, DF, KW—Ayes

**V. APPEAL**

Motion made by KF-B to rescind \$250.00 prior year non-notification of move-out fine and sustain the move-in fee \$250.00 and fine of non-notification of move-out of the current lease starting in May 2022 for a total of \$500.00. Seconded by CV. Motion passed. CV, KF-B, DF, KW—Ayes

The Board discussed the noise violations at 1603 Fairway with the Home Owners present and decided to send it back to the Owners to discuss due to no police reports being issued.

**X. ADJOURNMENT**

Motion made by CV to adjourn the meeting at 8:36 PM. Seconded by KF-B. Motion passed. CV, KF-B, DF, KW—Ayes