

**FOUR LAKES CONDOMINIUM ASSOCIATION D  
MEETING MINUTES  
DECEMBER 20, 2023**

**I. CALL TO ORDER**

President Donna Brown called the meeting to order at 6:31 PM. President Donna Brown (DB), Vice-President Dar Fazio (DF), Treasurer Caterina Varvaro (CV), Karen Forslin-Bojnansky (KF-B), Director Kaitlynn Wolfram (KW) and EPI Representative Scott Adler (SA) were present.

**III. APPROVAL OF MINUTES**

Motion made by DB to approve the minutes from October 25, 2023. Seconded by KF-B. Motion passed. DB, CV, KF-B, KW—Ayes DF—Abstain

**IV. OPEN FORUM**

Owners presented questions and discussed answers with EPI Rep SA.

**VI. MANAGEMENT REPORT**

**FINANCIAL**

Motion made by CV to approve 2024 Budget. Seconded by KF-B. Motion passed. DB, DF, CV, KF-B, KW—Ayes

Motion made by DB to approve the removal of the tree at 6014 E Lake lot by T&M Tree Service at a total cost of \$1,775.00. Seconded by KF-B. Motion passed. DB, DF, CV, KF-B, KW—Ayes

Motion made by KF-B to approve the transfer of ownership of the Aerator from Condo Association D to MHOA by signing Assignment agreement prepared by our Attorney Doug Sury. Seconded by DB. Motion passed. DB, DF, CV, KF-B, KW—Ayes

Motion made by DF to go forward with legal strategy regarding the illegal Air BNB at 6000 E Lake 1D with our attorney Doug Sury which include, but not limited to, drafting and service of complaint. Seconded by KF-B. Motion passed. DB, DF, CV, KF-B, KW—Ayes

Motion made by DB to approve the new Camera Policy Draft to be sent out to Owners for review. Seconded by CV. Motion passed. DB, DF, CV, KF-B, KW—Ayes

Motion made to approve Christmas bonuses for the same EPI Reps SA, Sandy, and Jenny F at the same levels as last year. Seconded by CV. Motion passed. DB, DF, CV, KF-B, KW—Ayes

**RULE APPEALS AND VIOLATIONS**

Motion made by DB to sustain the \$100.00 fine for 6018 E Lake 1D for a table and decorations in the foyer. Seconded by KF-B. Motion passed. DB, DF, CV, KF-B, KW—Ayes

Motion made by KF-B to sustain \$500.00 move-in/move-out fines for 6015 Forest View 3B. Seconded by CV. Motion passed. DB, DF, CV, KF-B, KW—Ayes

Motion made by KF-B to sustain \$250.00 move-out fine and rescind the \$250.00 move-in fine for 6008 Forest View 1D. Seconded by DB. Motion passed. DB, DF, CV, KF-B, KW—Ayes

**VIII.EXECUTIVE SESSION**

Motion made by DB to go into Executive Session at 7:30PM. Seconded by KF-B. Motion passed.  
DB, DF, CV, KF-B, KW—Ayes

Motion made by DB to go back to regular Board Meeting at 8:30 PM. Seconded by KF-B. Motion passed.  
DB, DF, CV, KF-B, KW—Ayes

**X.ADJOURNMENT**

Motion made by DB to adjourn Board Meeting at 8:39 PM. Seconded by KF-B. Motion passed.  
DB, DF, CV, KF-B, KW—Ayes