

HARBOR COVE ROC, INC.
Harbor Cove Clubhouse Upstairs
605 Blackburn Blvd.
North Port, FL 34287
April 28, 2023
Minutes - draft

CALL TO ORDER: 9:04 am.

ROLL CALL: Directors: Jim Dietz, Susie Gaines, Linda Kusior, Mark McGrath, Bob Seibert were present. Sharon Vandemark and Mike Thein were on the phone. Diane Matteson & Sheryl Simons were absent and excused. There were 25 Residents On Zoom, 4 on phone, 38 Residents in attendance.

PROOF OF POSTING: April 25, 2023.

Marcia Currie swore in Mike Thien as new Board Member.

MOTION #1: Dir. McGrath motioned to waive reading of the minutes of March 24, 2023.

Dir. Gaines 2nd.

MOTION CARRIED: 7 YES and 0 NO.

PRESIDENT'S REMARKS – Jim Dietz

1ST VICE PRESIDENT – Susie Gaines

SECRETARY – Linda Kusior

TREASURER – Diane Matteson given by Dir. McGrath

MANAGER REPORT – Thomas Fastiggi

COMMITTEE REPORTS - Coordinator - Susie Gaines

Any other reports

Dir. Dietz and Tom Fastiggi explained situation of tennis courts, expressing necessity to hire installers instead of volunteer installers from community.

MOTION #2: Dir. Dietz motioned to acquire professional installers for tennis court fencing. Dir. McGrath 2nd. Dir. McGrath requested the wind screen be removed during summer months to extend shelf life of nets.

MOTION CARRIED: 7 YES and 0 NO.

OLD BUSINESS

RFA's:

RFA 023-056: Randy Workman requested to add 2 jet ski ports to his boat slip site.

MOTION #3: Dir. Seibert motioned to allow installation of ports. Dir. Gaines 2nd.

MOTION FAILED: 7 YES and 0 NO.

RFA 023-060: John Clifford requested to replace his demoed home with new home.

MOTION #4: Dir. McGrath motioned to allow to place new home @ 527 Parkwood.

Dir. Seibert 2nd.

MOTIONED CARRIED: 7 YES and 0 NO.

RFA 023-061: Carl Thompson requested to replace home at 640 Blackburn Ave.

MOTION #5: Dir. Dietz motioned to allow home to be replaced. Dir. Seibert 2nd.

MOTION FAILED: Waiting for raised seal drawing.

RFA 023 063: Bill Vajner requested a variance for new home driveway to only be 10ft. 6 in.

MOTION #6: Dir. Gaines motioned to allow variance for driveway. Dir. Seibert 2nd.
MOTION POSTPONED: Need more information.

NEW BUSINESS:

RFA's:

RFA 023-072: John Arsenault requested to place new home at 706 Blackburn Ave.

MOTION #7: Dir. Vandemark motioned to allow new home @ 706 Blackburn.
Dir. Seibert 2nd.

MOTION CARRIED: 7 YES and 0 NO.

RFA 023-073: James Duncan requested to place new home at 534 Ideal.

MOTION #8: Dir. Seibert motioned to allow new home @ 534 Ideal. Dir. Gaines 2nd.
MOTION CARRIED: 7 YES and 0 NO.

RFA 023-074: Charles Pelkie requested to place new home at 702 Blackburn.

MOTION #9: Dir. Dietz motioned to allow new home @ 702 Blackburn.
Dir. McGrath 2nd.

MOTION CARRIED: 7 YES and 0 NO.

RFA 023-075: Patti Burton requested to place new home at 722 Fairmount.

MOTION #10: Dir. Dietz motioned to allow new home @ 722 Fairmount.
Dir. Seibert 2nd.

MOTION PASSED: 7 YES and 0 NO.

RFA 023-076: Joseph Adams requested to place new home at 704 Blackburn.

MOTION #11: Dir. McGrath motioned to approve new home at 704 Blackburn.
Dir. Dietz 2nd.

MOTION CARRIED: 7 YES and 0 NO.

RFA 023-077: Warren Ellis requested to place new home at 547 Blackburn.

MOTION #12: Dir. McGrath motioned to allow new home at 547 Blackburn.
Dir. Kusior 2nd.

MOTION POSTPONED: Need more information.

RFA 023-078: James Crosby requested to place new home at 236 Wolverine.

MOTION #13: Dir. Dietz motioned to allow new home at 236 Wolverine with amendment: that previous existing shed must match siding of new home.
Dir. McGrath 2nd.

MOTION CARRIED: 7 YES and 0 NO.

RFA 023-079: Melvin Legg requested to replace all flat surface material on his dock.

MOTION #14: Dir. Gaines motioned to allow replacement of material on dock.

Dir. Seibert 2nd.

MOTION CARRIED: 7 YES and 0 NO. (Dir. Seibert noted anything above 50% replacement will require Sarasota County permit).

RFA023-080: Joe Breunig requested to replace lift damaged by Ian.

MOTION #15: Dir. Dir. Seibert motioned to allow replacement of lift.

Dir. McGrath 2nd.

MOTIN CARRIED: 7 YES and 0 NO.

RFA 023-081: Mary Bosch requested to install 12'x12' gazebo.

MOTION #16: Dir. Dietz motioned to allow install of gazebo. Dir. McGrath 2nd.

MOTION FAILED TO CARRY: 0 YES and 7 NO.

RFA 023-082: Diane Matteson requested for it to be noted in our documents that the 99-year Leases state that the Lessee is responsible for their bulkhead (sea-wall) for any possible issues.

MOTION #17: Dir. McGrath motioned to allow notice to be in HC R&R.

Dir. Seibert 2nd

MOTION FAILED.

RFA 023-083: Diane Matteson requested the ROC Board consider this 'bad check' and "insufficient funds" policy and if accepted be sent to the Gov. Docs Committee for inclusion in the R&R, which is almost complete.

MOTION #18: Dir. Dietz motioned to allow HC to accept new policy for bad checks and insufficient funds and to add to HC R&R. Dir. McGrath 2nd.

MOTION CARRIED: 7 YES and 0 NO.

RFA 023-084: Don Rudibaugh requested approval of new home at 365 Trailorama.

MOTION #19: Dir. Dietz motioned to allow new home @ 365 Trailorama.

Dir. Seibert 2nd.

MOTION CARRIED: 7 YES and 0 NO.

RFA 023-085: Jim Dietz requested to send Janet Reed to Fining Committee.

MOTION #20: Dir. Dietz motioned to send Ms. J. Reed to Fining Committee, recommending \$100 fine. Dir. Seibert 2nd.

MOTION CARRIED: 7 YES and 0 NO.

RFA 023-086: Tom Fastiggi requested to refer Edwin Atkins to Fining Committee.

MOTION #21: Dir. McGrath motioned to send Mr. E. Atkins to Fining Committee recommending \$100 fine. Dir. Dietz 2nd.

MOTION CARRIED: 7 YES and 0 NO.

RFA 023-087: Deborah Crawford requested to eliminate requirement for shed in HC.
MOTION #22: Dir. McGrath motioned to allow eliminating requirement for shed in Community. Dir. Dietz 2nd.
MOTION FAILED TO PASS: 0 YES and 7 NO.*

RFA 023-088: Mel Legg requested to place new home at 730 Fairmount.
MOTION #23: Dir. Dietz motioned to allow new home @ 730 Fairmount.
Dir. Seibert 2nd.
MOTION POSTPONED: Waiting on more info.

RFA 023-089: Dave Ott requested to place new home at 731 Trailorama.
MOTION #24: Dir. Dietz motioned to allow new home @ 731 Trailorama.
Dir Seibert 2nd.
MOTION CARRIED: 7 YES 0 NO.

RFA 023-090: Robert Burton requested to demo home at 524 Fleetwood.
MOTION #25: Dir. Dietz motioned to allow demo of home @ 524 Fleetwood.
Dir. Seibert 2nd.
MOTION CARRIED: 7 YES and 0 NO.

MOTION #26: Dir. Dietz motioned for HC to charge outside realtors for house inspections before the sale. Dir. Seibert 2nd.
MOTION CARRIED: 7 YES and 0 NO.

ANY OTHER BUSINESS

Open Forum - great turnout!
Potholes on Marlette - county roads..they have a list.
New card tables for Rec. Hall - Civic purchasing lighter ones.
Mangroves on Riverview - will be reviewed with county.

ADJOURNMENT: 11:13 am.