

HARBOR COVE ROC, INC.
605 Blackburn Blvd.
KC Clubhouse - upstairs
North Port, FL 34287
August 25, 2023
BOD Meeting - Approved

CALL TO ORDER: 9:01 am.

ROLL CALL: Present: Directors; Gaines, Kusior, Seibert and Manager Tom Fastiggi.
Directors; Dietz, Matteson, Vandermark, McGrath, Simons and Thein on ZOOM.
14 Residents attending & 20 Residents on ZOOM.

PROOF OF POSTING: August 19, 2023

MOTION #1: Dir. Dietz motioned to approve BoD Meeting Minutes of August 2, 2023 Meeting. Dir. Seibert 2nd.

MOTION CARRIED: 9 YES and 0 NO.

PRESIDENT'S REMARKS – Jim Dietz

1ST VICE PRESIDENT – Susie Gaines

SECRETARY – Linda Kusior

TREASURER – Diane Matteson

MANAGER REPORT – Tom Fastiggi

Tom Fastiggi explained our current insurance coverage does not include the Maintenance Building until we replace the roof. He has sought outside bids to replace roof. He would like to go forward with this project as Hurricane Season is upon us.

MOTION #2: Dir. Thein motioned to allow Tom Fastiggi to go forward with replacing the roof not to exceed \$18,000. Dir. Dietz 2nd.

MOTION CARRIED: 9 YES and 0 NO.

COMMITTEE REPORTS - Coordinator - Susie Gaines

Any other reports

DISH FIBER - Diane Matteson reminds everyone that Dish is extending our billing because of all the issues at startup, they are not bill us until after the first 6 months. Resident billing will now be due mid November. Do not forget late payments will incur a late fee of \$25.00. Our contract has a 4% increase per year per - this year the yearly Resident fee will be \$713 (from \$686 last year).

OLD BUSINESS: NONE

NEW BUSINESS:

RFA 023-126: Kelly Glausman requested to demo home at 506 Aljo.

MOTION #3: Dir. Dietz motioned to allow Ms. Glausman to demo home at 506 Aljo.
Dir. Seibert 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-127: Jim Dietz requested to send Jeff Starkey to Fining Committee.

MOTION #4: Dir. Dietz motioned to send Mr. Starkey to Fining Committee with BoD recommendation of \$1000 fine. Dir. McGrath 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-128: Pat Laghetto requested to demo home at 510 Fleetwood.

MOTION #5: Dir. McGrath motioned to allow demo of home at 510 Fleetwood.

Dir Seibert 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-129: Jim Dietz requested to set a date to end RV parking on Resident lot.

MOTION #6: Dir. Dietz motioned to set date of Oct. 1, 2023 as ending date for allowing Residents to have RVs parked on their property as they continue work to repair Ian damages. We will continue allowing RV parking on Resident property as long as new home is under contract (proof will be required) to be delivered. As the new home is being delivered, property owner will remove RV before arrival. Dir. Seibert 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-130: Jim Dietz requested to start legal action on homes that have not yet been started Ian repairs. Proof of contract/work must be provided.

MOTION #7: Dir. Matteson motioned to send Residents that have not shown proof of ANY action to repair their property from Ian damages be sent to HC Lawyer for legal recourse. Dir. Kusior 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-131: Jim Dietz requested to obtain bids for outsourcing the HC Bookkeeping position.

MOTION #8: Dir. Dietz motioned to obtain bids for HC Bookkeeping position. Dir. Kusior 2nd.

MOTION CARRIED: 8 YES and 1 NO (Dir. McGrath).

MOTION #9: Dir. Dietz motioned to award Pellegrino & McFarland CPA firm the contract beginning October 1, 2023. Dir. Seibert 2nd.

MOTION CARRIED: 8 YES and 1 NO (Dir. McGrath).

ANY OTHER BUSINESS:

Dir. Dietz brought forth the situation of “flippers” - one buying property with the plan to turn around and resell, what would then become the new time limit for repairs per addendum to be completed from this sale? Which purchaser would be responsible?

MOTION #10: Dir. Dietz requested to require the first purchaser of Ian damaged property to be totally responsible for any and all repairs per addendum. Dir. Seibert 2nd.

MOTION CARRIED: 9 YES AND 0 NO.

ADJOURNED: 10:34am.

