

HARBOR COVE ROC, INC.
499 IMPERIAL DRIVE
NORTH PORT, FL 34287
REGULAR BOARD MEETING MINUTES
DEC. 17, 2021 9:00 AM
POSTED: Dec. 14, 2021

MEETING CALLED TO ORDER by Pres. Mark McGrath at 9:07 am.

Marcia Curry administered The Oath of Office to newly appointed Director Linda Garman.

PRESENT: Directors: Jim Dietz, Tom Furphy, Dave Garman, Linda Garman, Gilles Girard, Jane Haynes, Linda Kusior, Sharon Vandemark and Mark McGrath present. HC Manager, Tom Fastiggi also present. There were 20 Residents present with 29 Residents on ZOOM - 1 Resident on the phone.

PROOF OF POSTING: Posted: Dec. 14, 2021 (per Linda Kusior).

MOTION # 1: Dir. McGrath motioned to waive reading and approval of the Nov. 19, 2021 Regular Board Meeting Minutes.

Dir. Girard 2nd motion.

MOTION CARRIED: 9 YES - 0 NO.

PRESIDENT'S REMARKS – Mark McGrath - report attached

1ST VICE PRESIDENT – Jim Dietz - no report.

2ND VICE PRESIDENT – Gilles Girard - yes - follows

MOTION #2: Dir. Girard motioned to terminate the requirement to wear masks in office areas. Dir. Kusior 2nd motion.

MOTION CARRIED: 9 YES and 0 NO.

SECRETARY – Linda Kusior - no report

TREASURER – Tom Furphy - report attached

MANAGER REPORT – Thomas Fastiggi - report attached

COMMITTEE REPORTS - 2nd V. Pres. - Dir. Girard - Coordinator

Budget Committee - Bob Meyer; report attached

Compound Committee - Alan Westerberg; report attached

Beautification Committee - Teri Engelgau; report attached

Compliance Committee; Jim Dietz; report attached

Open Forum - Jim Dietz - report attached

Any other reports

NEW BUSINESS

RFA'S

RFA 021-063: Mark McGrath requested:

C) Board approval of 2022 New Operating Budget effective Jan1, 2022.(ref: RFA 020-057).

MOTION #3: Dir. Furphy motioned for approval of 2022 New Budget Package effective 1/2022.

Dir. Haynes 2nd motion.

MOTION CARRIED: 9 YES and 0 NO.

RFA 021-071: Jim Dietz requested to set the minimum fine for any violation at \$100 per day with a maximum of ten (10) days. Current fines range from \$25-\$100 per day.

MOTION #4: Dir. Dietz motioned to set minimum fines from \$25-\$100 per day for any violation of HC Rules and Regulations to \$100 per day with max of ten (10) days. Dir. Girard 2nd motion.

MOTION CARRIED: 9 YES and 0 NO.

RFA 021-072: Jim Dietz requested to set the fine for 'glass within the pool enclosure' to include a 30 day key card suspension.

MOTION #5: Dir. Dietz motioned to include 30 day key card suspension to be added to the fine for 'glass within the pool enclosure'. Dir. Vandemark 2nd motion.

MOTION CARRIED: 9 YES and 0 NO.

RFA 021-073: Tom Fastiggi requested that Lot #'s 030, 242, 314, 588, 594 be served "Second Notice" letters regarding property or home condition.

MOTION #6: Dir. Haynes motioned Lot #'s 030, 242, 314, 588, 594 be served "Second Notice" letters regarding property or home condition. Dir. Furphy 2nd motion.

MOTION CARRIED: 9 YES and 0 NO.

RFA 021-074: Annette Banulski requested to paint her home Infinity: # HCSW2345.

MOTION #7: Dir. Dietz motioned to allow the color to be used on Ms. Banulski's home. Dir. Girard 2nd motion. (Color to be added to HC color chart for homes)

MOTION CARRIED: 9 YES and 0 NO.

RFA 021-075: Steve Spahr requested water to be installed on docks. RFA sent to Manager.

RFA 021-076: Mark McGrath requested HC ROC Board approve employee pay raises as recommended by Personnel Committee.

MOTION #8: Dir. McGrath motioned Board Approval for Personal Committee recommendations regarding employee raises. Dir. Dietz 2nd motion.

MOTION CARRIED: 9 YES and 0 NO.

RFA 021-077: Jim Belonger requested to move approximately 4 switches & dimmers from behind the stage to the end of the stage (south) near the door. RFA sent to Manager.

RFA: 021-078: Tom Fastiggi requested to replace office phone system.

MOTION #9: Dir. Vandemark motioned to purchase new phone system for office, adding an extra jack in conference room. Dir. Kusior 2nd motion.

MOTION CARRIED: 9 YES and 0 NO.

RFA: 021-079: Bob Seibert requested approval of the raised seal survey for 517 Windsor.

MOTION #10: Dir. Vandemark motioned to allow variance on setback from seawall & street distances. Dir. Kusior 2nd motion.

MOTION FAILED: 0 YES and 9 NO.

ANY OTHER BUSINESS

UNFINISHED BUSINESS

RFA's (previous)

RFA 021-010 - Bob and Lori Mitchell requested 8 properties on Fairmount facing Salt Creek that are eroding include HC Management for resolution. Properties have been staked. Management will monitor.

RFA 021-036 - Jim Vandemark's request to replace timbers along bridge/walking path over lake. We continue waiting on delivery of timbers..noting exorbitant costs at this time. Mr. Vandemark recommended using concrete curbing at this time.

RFA 021-048 - Tom Furphy requested installing cameras in office. Cameras have been received and are scheduled to be installed.

RFA 021-061 - Diana Attanasio's request to remove white posts on corners of Imperial Dr. & Parkwood Ave. has been completed.

RFA 021 - JoAnn Gall's request for signs around Lake. Waiting for signs to arrive.

- ..Dish Fiber Installation- payment will begin in June 2022
- ..714 Riverview & 371 Trailorama Dr. riprap continues to wait on County permit.
- ..Mangrove trimming is being adjusted by our licensed trimmer to go to County.
- ..Mega Mowers have ceased business. Management is in process of replacing.
- ..1/15/21 Open Forum for New 2022 Budget Review..only one resident attended.
- ..HC Farmer's Market will begin Friday, Jan 7th, 2022.
- ..Carport Sales for Jan. will be moved to the 2nd weekend of the month. (Jan. 8th, 2022).

Office closures for Christmas & New Year

- ..12/23 - closing at Noon
- ..12/24 - closed all day
- ..12/30 - closing at Noon
- ..11/31 - closed all day

PRESIDENT's CLOSING REMARKS - Mark McGrath - attached.

Meeting Adjourned 10:26 am.

Respectfully Submitted,

Linda Kusior
Secretary
HARBOR COVE, ROC

