

**HARBOR COVE ROC, INC.  
499 IMPERIAL DRIVE  
NORTH PORT, FL 34287  
REGULAR BOARD MEETING  
Dec. 16, 2022  
Minutes - Approved**

CALL TO ORDER: 9:07 am.

ROLL CALL: Present: Directors; Gilles Girard, Jim Belonger, Tom Furphy, Jim Dietz, Linda Kusior, Mark McGrath, Sharon Vandemark, Diane Matteson.  
Jane Haynes on phone  
68 Residents attending; 51 Residents on ZOOM.

PROOF OF POSTING: 12/13/2022.

**MOTION #1:** Dir. Belonger motioned to approve Board Meeting Minutes of 11/18/22.  
Dir. Girard 2nd.

MOTION PASSED. 9 YES and 0 NO.

PRESIDENT'S REMARKS – Mark McGrath

1<sup>ST</sup> VICE PRESIDENT – Jim Dietz

2<sup>ND</sup> VICE PRESIDENT – Gilles Girard

SECRETARY – Linda Kusior

TREASURER – Tom Furphy

MANAGER REPORT – Thomas Fastiggi

COMMITTEE REPORTS - Coordinator - Gilles Girard

Any other reports - none

**NEW BUSINESS:**

**RFA's**

**MOTION #2:** Dir. Kusior motioned for approval of 'the below home teardown RFA's:

..**022-062:** Warren Elli's request for removal of home at 547 Blackburn Blvd.

..**022-066:** Patty Burton's request for removal of home at 722 Fairmount.

..**022-067:** Carl Thompson's request for removal of home at 640 & 642 Blackburn Blvd.

..**022-072:** Gilles Girard's request for removal of home at 530 Clarion Pl.

..**022-073:** James Glowcki's request for removal of home at 217 Wolverine Ave.

..**022-075:** Deborah Gangenie's request for removal of home at 619 Fairmount Dr.

..**022-076:** Lois Cooke request for removal of home at 647 Blackburn Ave.

..**022-077:** Frederick Jackson's request for removal of home at 366 Traylorama Dr.

..**022-078:** Paul Swanson's request for removal of home at 519 Tampico Dr.

Dir. Belonger 2nd motion.

MOTION CARRIED: 9 YES and 0 NO.

**RFA 022-063:** Jim Dietz requested to send Radenko Ilic to Fining Committee.

**MOTION #3:** Dir. Kusior motioned approval to send Radenko Ilic to Fining Committee.

Dir. Dietz 2nd motion.

MOTION CARRIED: 9 YES and 0 NO.

**RFA 022-064:** Barbara DiCicco requested a variance of By-Laws to allow a shed not under a carport & also not require a carport.

**MOTION #4:** Dir. Belonger motioned to allow Ms. DiCicco a variance to By-Laws that would not require her to have a carport or shed covering. Dir. Dietz 2nd.

MOTION FAILED: 0 YES and 9 NO.

**RFA 022-065:** Barbara DiCicco requested the same variance to By-Laws for shed and carport as in **RFA 022-064** for property at 776 Fairmount Dr.

**MOTION #5:** Dir. Belonger motioned approval for Ms. DiCicco's request for the same By-Law variance for property at 776 Fairmount as in **RFA 022-064**.

MOTION FAILED: 0 YES and 9 NO.

Dir. Matteson asked Ms. DiCicco if she would agree to send both requests (**RFA 022-064 & 022-065**) to Rules and Regulations Committee for further consideration. Ms. DiCicco agreed.

**MOTION #6:** Dir. Belonger motioned to send **RFA 022-064 & RFA 022-065** to Rules and Regulations Committee for consideration. Dir. Vandemark 2nd.  
MOTION PASSED: 9 YES and 0 NO.

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**RFA 022-069:** Suzanne Miller requested to replace broken crank for tennis nets.  
Sent to Manager - crank has been replaced.

**RFA 022-070:** Sharon Vandemark requested to host annual Hillbilly Golf Event at park entrance.

**MOTION #7:** Dir. Vandemark motioned to allow Hillbilly Golf 1/15/23 at park entrance.  
Dir. Belonger 2nd.  
MOTION PASSED: 9 YES and 0 NO.

**RFA 022-071:** Dave & Elizabeth Sawyer requested to have DISH node adjacent to 502 Ideal Pl. made soundproof. Sent to Manager.

**RFA 022-074:** Manager Tom Fastiggi requested approval for distribution of proposed 2023 budget as submitted by the Budget Committee.

**MOTION #8:** Dir. Kusior motioned to approve distribution of proposed 2023 budget as submitted by Budget Committee. Dir. Belonger 2nd.  
MOTION PASSED: 9 YES and 0 NO.

**RFA 022-077:** Fredrick Jackson requested to install new home on 366 Trailorama Dr. after completion of teardown (also in **RFA 022-077** - which passed).

**MOTION #9:** Dir. Matteson motioned to allow new home approval. Dir. Kusior 2nd.

**MOTION #10:** Dir. Matteson motioned to withdraw her request to approve new home at this time. More information needed due to discrepancy in length/size of home for lot.  
Dir Kusior. 2nd. RFA TABLED till Jan. meeting.

#### **OLD BUSINESS:**

**RFA 022-050:** John Arsenault requested removal of mobile home at 706 Blackburn Blvd. & replace it with a new home. Waiting for new/corrected drawings.

**RFA 022-056:** Mike Killian requested: 1) Waiver from the rule that requires removal of all ground improvements when removing a home. 2) Waiver from the rule that requires proof of purchase contract from a new home manufacturer be submitted within 60 days of home removal.

**MOTION #11:** Dir. Matteson motioned to allow proof of purchase of new home within 60 days of purchase contract from mobile home manufacturer be allowed. Dir. Kusior 2nd.

MOTION FAILED TO PASS: 0 YES and 9 NO.

Dir. Matteson noted the request for leaving ground improvements when removing home is already allowed.

**MOTION #12:** Dir. Matteson motioned to extend for ninety days, through March 31, 2023 to allow for tool use on Sundays, storage trailers and RV's on lots, and additional persons to stay in homes beyond 3 people up to 4 people if all four were current residents of Harbor Cove at time of the hurricane. Dir. Vandemark 2nd.  
MOTION PASSED 9 YES and 0 NO.

**MOTION #13:** Dir. McGrath motioned to incorporate the attorney's suggestions regarding the sale of damaged homes. Dir. Belonger 2nd.

MOTION PASSED: 9 YES and 0 NO.

President's Closing Remarks.

Adjournment: 11:14am.

