

HARBOR COVE ROC, INC.
605 Blackburn Blvd.
Harbor Cove Clubhouse-Upstairs
North Port, FL 34287
December 1, 2023 9am.
Board Meeting Minutes
Posted: November 28, 2023

CALL TO ORDER: 9:07am.

ROLL CALL: Dirs. present: Jim Dietz, Susie Gaines, Diane Matteson, Sharon Vandemark, Mark McGrath, Sheryl Simons, Bob Seibert, Linda Kusior and Tom Fastiggi. Mike Thein on ZOOM.
42 Residents attended, 18 Residents on ZOOM.

PROOF OF POSTING: November 28, 2023.

MOTION #1: Dir. Seibert motioned to waive reading and approve the Regular Board Minutes of 10/23. Dir. Gaines 2nd. Tom Fastiggi noted correction on address on home at 519 Fleetwood.

MOTION CARRIED; 9 YES and 0 NO.

PRESIDENT'S REMARKS – Jim Dietz

VICE PRESIDENT – Susie Gaines

SECRETARY – Linda Kusior

TREASURER – Diane Matteson

MANAGER REPORT – Thomas Fastiggi

COMMITTEE REPORTS - Coordinator – Susie Gaines

Any other reports

OLD BUSINESS:

. Bocci/Shuffleboard Court awnings - still waiting on an offer.

. Office Ceiling Cleaning - not scheduled yet.

NEW BUSINESS:

RFA's

RFA 023-144: Judy Lunn requested to have lot at 722 Riverview Circle cleaned up.

MOTION #2: Dir. Seibert motioned to have 722 Riverview cleaned up. Dir. Vandemark 2nd.

Dir. Seibert amended motion to table RFA till next mtg. Dir. Vandemark 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-145: Jim Dietz requested to send homeowner of 513 Windsor to Fining Committee for putting on new roof without HC or County permit.

MOTION #3: Dir. Dietz motioned to send homeowner of 513 Windsor to Fining Committee, recommending fine of \$1000. Dir. Matteson 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-146: Diane Matteson requested BoD approval of proposed HC 2024 Budget.

MOTION #4: Dir. Matteson motioned for BoD approval of proposed HC 2024 Budget with the following modifications to be approved by BoD. Dir. Seibert 2nd.

MOTION #5: Dir. Matteson motioned to change Line #1200 to reflect reduced monthly HOA fee of \$15.00 starting 1/1/24. Dir. Seibert 2nd.

MOTION CARRIED: 9 YES and 0 NO.

MOTION #6: Dir. Matteson noted change on Line #1210 to reflect raised Lot Renter Fees beginning 1/1/24. (No vote required).

MOTION #7: Dir. Matteson motioned to change Line #1310 to reflect raised Lease Holder Fees for Marina Space to \$650 yearly beginning 1/1/24. Dir. Gaines 2nd.

MOTION CARRIED: 9 YES and 0 NO.

MOTION #8: Dir. Matteson motioned to change Line #1330 to reflect Lease Holder Fees for Storage Compound to \$750 yearly beginning 1/1/24. Dir. Seibert 2nd.

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

MOTION #9: Dir. McGrath motioned change to reflect raised yearly Share Holder Fees for 2nd Compound Space to \$500.00 to begin 1/1/24. Dir. Vandemark 2nd.
MOTION CARRIED: 9 YES and 0 NO.

MOTION #10: Dir. Dietz motioned to change Line #1350 to reflect Lease Holder Lawn Mowing to \$330 per year beginning 1/1/24. Dir Seibert 2nd.
MOTION CARRIED: 9 YES And 0 NO.

MOTION #4 (cont.): Dir. Matteson motioned for BoD approval of proposed HC 2024 Budget with the approved changes by BoD. Dir. Seibert 2nd.
MOTION CARRIED: 9 YES and 0 No.

RFA 023-147: Glen Miller requested HC purchase 4 new Pickle Ball nets with locking wheels to replace current rusted, torn & broken nets. Estimated cost: \$389 + tax each.

MOTION #11: Dir. Dietz motioned to send net request to Civic, as they agreed to assist with purchase in amt. of \$3000. Dir. Seibert 2nd. (no vote required)

RFA 023-148: Linda Kusior requested BoD approval to hold Open House annually at HC North Rec., this year on Nov. 26 from 1- 3pm. There will be displays, demonstrations and sales from each of organization in the building.

MOTION #12: Dir. Kusior motioned to allow N. Rec. to hold Open House Annually with all occupants of building participating this year on Nov. 26, 2023 1- 3pm. Dir. Vandemark 2nd.
MOTION CARRIED: 9 YES and 0 NO.

RFA 023-149: Sue Hanson, on behalf of the Marketing Committee, requested HC BoD adopt a Review and Orientation Policy which will help ensure that all residents (owners & renters) receive info on rules, regulations, procedures, amenities and social activities in a timely manner.

MOTION #13: Dir. Vandemark motioned to amend RFA to approve having a 'Review and Orientation Policy'. Dir. Seibert 2nd.
MOTION FAILED: 0 YES and 9 NO.

MOTION #14: Dir. Vandemark motioned to approve the concept of the Policy and table the RFA for further review. Dir. Seibert 2nd.
MOTION CARRIED: 9 YES and 0 NO.

RFA 023-150: Jeff Starkey requested to replace 2 sections of cracked driveway at his home. Driveway size will not be affected.

MOTION #15: Dir. Vandemark motioned to allow Mr. Starkey to replace cracked driveway. Dir. Kusior 2nd.
MOTION CARRIED: 9 YES and 0 NO.

RFA 023-151: Deborah Crawford requested to place new home at 208 Trailorama.

MOTION #16: Dir. Seibert motioned to allow new home on 208 Trailorama. Dir. Dietz 2nd.
MOTION CARRIED: 9 YES and 0 NO.

RFA 023-152: Diane Matteson requested BoD approval of Election Schedule for January 2024.

MOTION # 17: Dir. Matteson motioned to approve Election Schedule for January 2024. Dir. Dietz 2nd.
MOTION CARRIED: 9 YES and 0 NO.

ANY OTHER BUSINESS:

- . Dir. McGrath reminded Residents that all new home steps have to be enclosed.
- . Dir. Seibert reminded Residents that if they have any questions or concerns about their new home to please contact him before ordering.

President's Remarks:

1. Tarps and next letter to residents requiring submitting proof of signed contract for property repairs. -Repair deadline will be forthcoming.
2. Compliance inspections/fining for remaining storm debris. -Will begin shortly, don't be surprised.
3. Should we continue to accept CASH for any payments in the office? -YES!
4. Residents requesting to have HC email required documents to them, by law have to sign a permission request for us to have on file.

Adjournment: 11:04