

Harbor Cove Resident Owned Community Inc.
Board Of Directors Meeting, February 28, 2020

Meeting was called to order at 9:02 AM by Pres. Diane Matteson. Present were directors David Garman, Linda Kusior, Tom Furphy, Jim Dietz, Diane Matteson, Mark McGrath, and Jane Haynes. Absent, but excused were directors Gilles Gerard, Sharon Vandemark.

Proof of posting, by Sec. Linda Kusior as of Feb. 26, 2020.

Installation of officers – Marcia Currie

Past Pres. Marcia Currie presented the installation of officers and directors. Directors and officers enunciated their oath of office. Installed were Diane Matteson as president, Jim Dietz as first VP, Dave Garman as second VP, Mark McGrath Treas., Linda Kusior as secretary, and board members Tom Furphy, and Jane Haynes.

Prior Meeting Minutes Approval - A motion was made by director McGrath, second by director Kusior, to waive reading of the minutes of the January 24, 2020 regular board meeting, January 27, 2020 annual meeting, and the January 28, 2020 organizational meeting. The minutes were approved as presented by unanimous voice vote.

Pres.'s report – None

first VP's report – none

second VP's report – none

Secretaries Report – none

Treasurers report, Mark McGrath – A report detailing our cash balances, as well as the balance with Centennial bank loan, was given by Treas. Mark McGrath. He noted that our cash is less by approximately \$200,000 due to anticipated expenses for the seawall project, the balance of the hurricane Windows install the clubhouse, as well as a deposit placed for materials for the new floating docks. He stressed that overall Harbor Cove finances are in good condition

Manager's report, Thomas Fastiggi - see attached. He noted that they housing discrimination complaint alleged against Harbor Cove has been resolved in favor of Harbor Cove.

He advised the board that the tenant at 346 Trailorama will be moving to Alabama to join family. He inquired as to whether the board wanted to keep the home as a rental property, or sell it. He noted that the home has a new roof, floors replaced and the bathroom upgraded. Motion by Treas. McGrath to keep the home a rental property rather than sell the home. Second was by director Furphy. Discussion ensued. The vote was unanimous in favor of continuing use as a rental property at this time.

Committee reports:

1. Long-range planning, Marcia Currie - committee chair Currie reported on the last meeting with all committee members present. They considered RFA 19 – 046 regarding the Pool Pavilion, suggesting it be moved and expanded. It was noted that it needs a new roof for which the manager has quotes of anywhere from \$3500-\$5000 depending upon the roofing type chosen. She requested that the board set aside \$1500 for preliminary analysis drawings for this improvement. A motion was made by director Dietz, second by director Kusior to appropriate \$1500 available for this. Engineer Patrick Mostyn who

was involved in many projects for Harbor Cove would be utilized for this preliminary work. By voice vote, the motion passed unanimously.

She also reported on RFA 20 – 0014 regarding renovations or replacement of the shuffleboard courts. She noted that the cost of replacement could be as high as \$130,000 compared with the average repair costs of approximately \$4,000 per year based on historical expenses for coating and crack repair the last time work was done on the courts.

The committee did not take any action on RFA 19 – 031 at this time as the requesting party was not available to attend the meeting.

Compound Committee, report, given by Mark McGrath – An audit was completed of all users who have stall space and all stall users have paid. At the present time there are 20 spaces available so the committee will consider requests for second stall at this time. There is one person with a box trailer on the waiting list for a stall.

Beautification committee, Terry Engelau- 10 more residents have elected to purchase sign with their name and hometown. The committee worked at the front area, known as the "Boy Scout" area doing cleanup of the grounds. Employee Larry was not available to assist so the committee decided not to undertake these types of project on Mondays. She suggested that a picnic table or a bench be placed under the trees for our residents to enjoy. Volunteers are still working on design for the mural on the clubhouse wall facing the pool by other commitments are slowing the process. Some of the planters the far side of the pool have been painted. Consideration is being given to other planter pots within Harbor Cove. She noted that one home offered cleanup has been taken care of, and the second home they would like to spruce up is pending permission from the homeowner. She will try to contact Florida Power and Light to arrange for painting of the 12FPL transformers that are on site. Another community tried this never got a response from FPL.

Architectural committee, Dave Garman – see report attached to these minutes.

New business:

RFA 020 – 011 renovation of the second floor clubhouse bathrooms. To include RFA 020-016 to include new railings around the perimeter of the stage. -

Discussion concerning the need for additional pipework as compared to the first floor bathrooms. The manager noted that the additional expense involved turning up the floors and re-plumbing underground utilities. Logistically that will be different on the second floor. Motion by director McGrath to include \$5000 for any potential pipe repairs and \$3500 for the modifications to the stage. With a not to exceed approval of \$38,500. Second by director Kusior. Additional discussion regarding source of funds. The treasurer noted that there is \$350,000 in the association account at Bank of America operating account that could be transferred to reserves, a portion of which could cover the expense. Question was called and the vote was unanimous in favor.

RFA 020 – 015 Replacement blinds the second floor clubhouse Windows – The board received information on the cost of rollup blinds in place of the existing vertical blinds. The quote was furnished by a Harbor Cove resident. In addition the resident provided specification should the board wish to bid with other vendors. The resident provided two styles of roll ups, which were installed onto of the clubhouse window panels. There are three panels per window. Varying degrees of light emitting shades are available. By discussion, it was agreed that a 3% opacity would be adequate. Color sample selected was "white gray". It was recommended that the roll ups have some sort of valance or that the existing

valances be reused. Motion by director Furphy, second by director McGrath to approve \$10,000 for replacement blinds. By voice vote the motion passed unanimously.

In other matters, the manager reported that the United States Department of Justice has confirmed April 2, 2020 as the date for a seminar on frauds and scams perpetrated by computer, telephone and mail. Further information will follow. The manager noted that the seminar would be midmorning followed by a prison style lunch of hot dogs and beans with Chile.

The meeting was adjourned at 10:16 AM.

Respectfully submitted,

Thomas Fastiggi

Assistant secretary.