

**Harbor Cove Resident Owned Community
Board of Directors meeting June 26, 2020
Minutes**

The meeting was called to order at 9:13 AM by first vice president Jim Dietz.

Roll call was as follows: Diane Matteson, Jim Dietz, Linda Kusior, Jane Haynes, Mark McGrath, Sharon Vandemark, Dave Garman, Tom Furphy, Gilles Girard

Proof of notice given by assistant Sec. Tom Fastiggi on June 23, 2020 at 3 PM

Approval of minutes, May 29, 2020 meeting – a motion to waive the reading of the May 29, 2020 minutes and approve as presented was made by Dave Garman, second by Mark McGrath. By voice vote it passed unanimously.

Officer comments:

Pres. Matteson – no comments.

First vice president Jim Dietz – commented that pool usage is working out well, and had a request to open the pools earlier than 8 AM. After discussion the board members decided to leave the opening time at 8:00 am. Further, the board discussed the need for chairs in the pool area during the corona pandemic. It was agreed by board members to allow the placement of one Harbor Cove chair in the pool area to assist residents as they are putting their shoes on.

Pres. Matteson commented on the daily increase of corona cases which are being reported in the state of Florida.

A Resident had inquired of President Matteson as to whether water volleyball would be permitted again. After discussion the board declined to permit water volleyball as it is difficult to maintain social separations playing water volleyball.

Another resident wished to have assistance with the physical therapist while in the pool. Though the therapist is a nonresident, the board agreed to allow the therapist in the pool area as long as the therapist wears a mask.

On behalf of the personnel committee director Garman noted that employees completed their ninety-day period at Harbor Cove. The motion by director Dietz, second by director McGrath to make adjustments in employee salaries as recommended by the personnel committee, Approval to increase salaries for all employees approaching their 90 day anniversary with Harbor Cove. The question was called, the vote was unanimous in favor.

Treasurers report, Mark McGrath – the treasurers report was given by the Treas. and is attached to these minutes. It is noted that we have \$1,324,821 cash on hand. The Harbor Cove outstanding loan is valued at \$1,399,745.

Managers report, Thomas Fastiggi – the managers report is attached to these minutes. He noted a proposal for repairs to the shuffleboard courts. Motion made by Mark McGrath, second by Gilles Girard to contract for the repairs the shuffleboard courts. The motion passed unanimously.

First vice president Dietz commented on architecture requests. Noting that they are steady every week. One was recently turned down for fencing.

Old business

RFA 20 – 024, patio furniture under the breezeway at the clubhouse, Tom Furphy – three options were explored including new furniture. The most logical selection was to refurbish the existing furniture at a cost of \$1092 per table. A motion made by director for Furphy, second by director Garman to approve renovating existing tables. Question was called and the motion passed unanimously.

New business

RFA 20 – 029, a request to combine cable TV billing with maintenance fees, Pres. Matteson – discussion was held about the possibility of including cable television service as part of the maintenance fees for shareholders. We have confirmation from the Association attorney that this is possible under our documents. The manager was directed to inquire of the Association attorney as to whether the lot renters can be added to the mandatory cable television agreement. This does not include a 99 year lease residents. A motion to approve cable television as part of the future maintenance fees, if necessary, was made by director Girard, second by director Kusior. Question was called the vote was eight in favor, one opposed, with director Vandemark opposed. The motion passed.

RFA 20 – 030, board approval of newly revised rules and regulations, director Jim Dietz – director Dietz introduce the second draft of the rules revision for consideration by Harbor Cove. These rules affect all residents, shareholders, 99 year lease holders, and lot renters. Discussion ensued. During the discussion question arose regarding carpeting of driveways. A revision was made to page 8, paragraph C regarding floor covering, to limit floor covering to covered areas of the carport only. The motion to approve the rules as amended was made by director Girard, second by director Garman to approve the newly revised rules. The motion passed unanimously.

RFA 20 – 031, Auditor recommendations regarding year-end expense closeouts- Treas. Mark McGrath. The Treas. explains the purpose of this procedure. It does not change our cash positions for the year-end audit. Motion made by director McGrath, second by director Vandemark to approve the expense categorizations for the year-end audit. The motion passed unanimously.

Other business audience participant Tom Hanson commented on the lack of availability of the second floor of the clubhouse for exercise purposes and the lack of access to the first floor for table games and cards. Director Matteson noted that residents of Harbor Cove are going to the homes of other people to play cards. She felt this was favorable as compared to opening up the clubhouse to unknowns.

Director Dietz questioned if the billiard room was closed. In response director Matteson said that it was not specified to be closed. The consensus of the directors present was that the room can be open.

Manager was questioned about the status on the exercise room. He explained that he had just received the lockout equipment for the middle two treadmills at the room was being set up accordingly to accommodate the additional person allowed to exercise undercurrent restrictions.

Manager provided an update on the process for installation of the generator and propane tank at the N. Recreation Ctr.

Respectfully submitted,

Thomas Fastiggi,
Assistant Sec.