

Harbor Cove Resident Owned Community Inc.
Special Meeting – Board Of Directors
March 20 2020, 12 o'clock noon

Meeting was called to order at 9:02 AM by Pres. Diane Matteson

Present were directors : Jim Dietz, Tom Furphy, Dave Garman, Gilles Girard, Jane Haynes, Linda Kusior, Diane Matteson, Mark McGraft, Sharon Vandermark and property manager Thomas Fastggi

Proof of posting, by Sec. Linda Kusior as of May 26, 2020 @ 5:30PM

A special meeting of the Board of Directors of Harbor Cove was called due to the coronavirus pandemic. Meeting was called on the authority of Florida statute 719.128.

Motion was made to waiver reading the minutes of 3/18/2020 by director Mark McGraft, seconded by director Jim Dietz. Motion was approved and passed

President's report -

Dian Matteson explained cable billing went out to be paid ASAP.. \$360, we would be staying with old contract, we can add and delete to contract every three months

A reminder that Magnetic business signs are not to be displayed while "at home" in Harbor Cove
Some of the "house cleaning" & "handy man" golf carts have permanent parking pads in front of homes is not allowed in Harbor Cove..they need to be moved to rear of the homes

First VP's report -none

Second VP's report - none

Secretary's report - none

Treasurer's report -

Mark McGraft presented and reviewed detailed budget reports, discussed BOA Acct./ Fees associated with this old inactive account..would be moving to other bank to enable income from monies in account

Manager's report

Tom Fastggi gave us details from his written report

NO UNFINISHED BUSINESS

RFA's

2020-18

Director McGraft motioned to look at each amenity on attached spreadsheet

Seconded by Director Vandermark

Discussion began on each item..votes taken as follows:

Furniture in pool area removed - 6 directors yea, 3 nay

Close hot tub - 9 directors approved

N. Rec. - will be locked Mon. 3/27/2020

The board will review the actions taken at next meeting scheduled for April 3rd, 2020

Will put notices on bulletin boards, Harbor Cove TV channel, outside sign at Rec Hall

The meeting was adjourned
Respectfully submitted,

Linda Kusior
Secretary

lol

popular decision, but for the good of the community and to prevent infection steps are being taken in line with recommendations of the Center for Disease Control.

The Harbor Cove Office

The Harbor Cove Management Office will be functional but will be closed to resident access. Residents can communicate with the office through telephone, e-mail, or postal services. If you have a check or other correspondence during the day or after hours you can leave it in the brown drop box at the base of the office steps.

Harbor Cove Sales Office

The Sales Office will be open for business by appointment only. Our agent's telephone number will be on the door for the convenience of users, but there will be no admittance to the sales office without an appointment.

These actions are being taken to protect individuals at increased risk for severe illness and the healthcare and critical infrastructure workforce by reducing gatherings and staff interactions that can spread the virus.

We may be experiencing and expect to see reductions in staff as individuals become sick or are asked to stay home to avoid spreading an illness.

The Board of Directors and the Manager will continue to monitor the situation and the CDC recommendations.

We understand that these actions will have a significant impact on the community. Our Nation is at a stage where personal comforts must take a back seat to the health of our people.

These decisions were not made in haste or without careful consideration and are intended to slow the spread of a virus and hopefully save not only Harbor Cove residents but others we will never know from becoming critically ill.

This is an official message from Harbor Cove Resident Owned Community, Inc. Dated March 20, 2020

The Nation and our State are under a State of Emergency. The Center for Disease Control (CDC) has guidelines that we are following. The main goals of the CDC mitigation strategy that we are following are to

- 1- Protect individuals at increased risk for severe illness and
- 2- Protect the healthcare and critical infrastructure workforce. In addition, we are also taking part in the Federal movement announced yesterday to slow the spread of the Covid-19 Virus.

The Board met today for the purpose of addressing the health and safety of our residents, and staff, and to insure that Harbor Cove is doing their part to help slow the spread of the Covid-19 virus on a larger scale.

The Board took the following actions, effective immediately:

- 1) All gatherings of clubs and activities within the buildings of Harbor Cove are cancelled.
- 2) The Clubhouse is closed. This includes access to the Billiard Room, Library, Hospitality Room, Computer Room and the inside bathrooms. The second floor hall and the kitchen are closed.

The building will be locked for other than shelter during a weather emergency.

NO ice will be available from the second floor so please do not fill large coolers from the ice machine in the Laundry Room.

3) North Recreation center will be open until Monday morning March 23 at 8:00 AM to give those who have materials or projects in the craft rooms or wood shop time to retrieve their projects. The exercise room and the lavatories will not be available after that. The building will be locked for other than shelter during a weather emergency.

4) The Hot Tub will be closed and drained.

5) Both swimming pools will be open for this weekend. However, since the chairs and lounges have plastic straps which plastic has shown to host the virus for up to 72 hours, all chairs and lounges will be removed from the pool area.

6) The pavilion adjacent to the swimming pools is closed.

7) The Laundry Room in the Clubhouse will remain open for the present.

8) The only other amenities that will be open and available at the present time are as follows:

1. Patio area (marina side) under the clubhouse.
2. Laundry Room
3. The two swimming pools, only, no hot tub.
4. Shuffleboard courts and equipment
5. Bocce courts
6. Tennis and Pickleball courts
7. Storage Compound
8. Horseshoe Pit

6) The Board of Directors will meet again on Tuesday March 24, 2020 At 9:00 AM to re-consider whether the swimming pools should be kept open. As you know this is not a

Harbor Cove Resident Owned Community Inc.
Special Meeting – Board Of Directors
March 22, 2020, 12 o'clock noon

Meeting was called to order at 12:08 PM by Pres. Diane

Present were directors Diane Matteson, Sharon Vandemark, Linda Kusior, Gilles Gerard, Jim Dietz, Dave Garman, Jane Haynes, Mark McGrath, Thomas Furphy and property manager Thomas Fastggi

An emergency meeting of the Board of Directors of Harbor Cove was called due to the coronavirus pandemic. Meeting was called on the authority of Florida statute 719.128.

Based on personal observations of many of the Board of Directors, as well as camera photos furnished from the security system a discussion was held with respect to closing the swimming pool and other amenities. This is in respect to the governor's emergency declaration and the CDC required 6 feet of social distancing.

Motion was made by director Jim Dietz to close the pool and all the amenities with the exception of the compound. Second by director Tom Furphy. In addition to amenities previously close, this would add the horseshoe pits shuffleboard courts and equipment, bocce courts, both swimming pools and the laundry room.

Discussion was held on the merits of closing the laundry area with director Jane Haynes suggesting that the laundry facility be left open but access to the water machine and the ice machine be terminated.

A photo from Director Gerard noted that there were 29 people in the pool area at 3:30 PM the day before.

Director Mark McGrath noted that there was a steady flow of people without any social distancing observed in the pool area.

Director Kusior asked if we could limit use of the pool to residents..no guests so the pool could be left open.

Director Vandemark commented that everything should be closed except the boat storage compound area.

Director Matteson agreed that everything should be closed, including pickle ball, tennis, bocce and shuffleboard courts and shuffleboard equipment. She felt the laundry room was necessity.

By voice commentary the directors agreed unanimously that just the laundry machines be open and the compound storage area be accessible.

However with respect to the remaining amenities, The vote was called based on a motion to close all the remaining amenities except for the laundry room and to terminate access to the water machine and the ice machine. The vote was 7 to 2 in favor of closing the pool area, with director Garman and director Kusior being opposed to the pool shutdown. Motion carried. The shuffleboard courts and equipment, the bocce courts, horse shoe pits, the swimming pools and poolside bathrooms will be added to the list of amenities shut down. Effective immediately.

Discussion was held regarding limitation of access through the gates between Harbor Cove at Harbor Isles. By voice vote two directors were in favor of closing and seven in favor of leaving the access open. The two dissenting directors were director Gerard and director Furphy.

The board will review the actions taken at next meeting scheduled for April 5, 2020 at 9 AM.

Meeting was adjourned at 1 PM.

Respectfully submitted,

Thomas Fastiggi
Assistant Secretary

	Amenity	Leave Open? Yes/No	Close Em? Yes/No	Open Hours? Yes/No	Suggested Hours or days of availability	Reassess date
1	Clubhouse					
2	Breezeway and built in tables	Yes				
3	Stored Tables	Labeled				
4	Laundry Room	yes	ice / water	open		
5	Computer Room	yes				
6	Hospitality Room	yes				
7	Library	yes				
8	Billiard Room	yes				
9	Interior Bathrooms	yes				
10	Second Floor access	closed				
11	Second Floor Kitchen	closed				
12	Swimming Pools					
13	Large Pool	10 hrs				
14	Shallow Pool	5 hrs				
15	Hot Tub		closed			
16	Pool Area Furniture, lounges and chairs		closed			
17	Poolside Pavilion		closed			
18	Shuffleboard Courts	yes				
19	Shuffleboard supplies	yes				
20	Bocce Ball Courts	yes				
21	North Recreation Center	have to have own equipment				
22	Lavatories					
23	Craft Room # 1					
24	Craft Room # 2					
25	Stain Glass Room					
26	Exercise Room					
27	Wood Shop					
28	Tennis/Pickleball Courts	yes				
29	Horse Shoe Pit	yes				
30	Storage Compound	yes				
31	Harbor Cove Office		closed			
32	Resident Services		closed			
33	Sales and Marketing		closed			

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