

**HARBOR COVE ROC, INC.
499 IMPERIAL DRIVE
NORTH PORT, FL 34287
BOARD MEETING
APPROVED MINUTES
MARCH 25, 2022**

CALL TO ORDER: 9:02am.

ROLL CALL:

Directors: Jim Belonger, Jim Dietz, Tom Furphy, Linda Garman, Gilles Girard, Jane Haynes
Linda Kusior & Sharon Vandemark present. Mark McGrath-excused. Manager Tom Fastiggi
present. 27 Residents on ZOOM. 32 Residents present. 2 Residents on phone.

PROOF OF POSTING: Posted March 22, 2022 by Rosie Reece.

MOTION #1: Dir. Girard motioned to waive reading and approve Regular Minutes of Feb. 25,
2022. Dir. Vandemark 2nd motion.

MOTION CARRIED: 8 YES and 0 NO.

PRESIDENT'S OPENING REMARKS – Mark McGrath - Report attached

1st VICE PRESIDENT – Jim Dietz - Report attached

2nd VICE PRESIDENT – Gilles Girard - none

SECRETARY – Linda Kusior - none

TREASURER – Tom Furphy - Report attached

MANAGER REPORT – Thomas Fastiggi - Report attached

COMMITTEE REPORTS - Coordinator Gilles Girard

Memorial Committee - Irene White

Architectural Committee - Jim Belonger - Report Attached

Compound Committee - Jim Belonger- Report attached

Beautification Committee - Teri Engelgau - Report attached

Governing Document Committee - Tom Hanson - Report Attached Compliance Committee -
Jim Dietz - Report attached

NEW BUSINESS:

RFA's

RFA 022-017: Donna West requested cutting back of invasive pepper trees on Riverview elbow
end/on River side that prevents everyone enjoying the River's view. RFA Sent to Manager.

RFA 022-018: Jim Belonger requested all parties within HC should be for Residents and their
Immediate Family only. No outside organizations. RFA tabled till HC receives legal advice.

RFA 022-019: Robert Burton requested to have sewer clean out fittings repaired. They were cut
by the mowers. *completed by Maintenance*

RFA 022-020: Alan Westerberg requested the white fencing along the compound borders be
completed for the security of property stored there & improve appearance of property.

MOTION #2: Dir. Vandemark motioned purchase & install fencing like already in compound for
no more than \$15,500. Dir. Girard 2nd motion.

MOTION carried: 7 YES AND 1 NO (Vandemark).

RFA 022-021: Mark McGrath requested HC make a \$75,000 prepayment to Centennial Bank
toward the balloon payment due at the end of the loan.

MOTION #3: Dir. Furphy motioned to make a prepayment toward the ending balloon payment
on loan. Dir. Belonger 2nd motion.

MOTION CARRIED: 8 YES and 0 NO.

RFA 022-022: Tom Fastiggi requested \$2,500 payment to bring HC website MYHARBORCOVE.COM compliant with ADA Law requirements.
MOTION #4: Dir. Vandemark motioned to make payment to update the HC website. Dir. L. Garman 2nd motion.
MOTION CARRIED: 8 YES and 0 NO.

RFA 022-023: Jim Dietz requested 3 homes with 2nd notices go to Fining Committee in April.
MOTION #5: Dir. Haynes motioned to go forward in sending properties to Fining Committee.
Dir. Girard 2nd motion.
MOTION CARRIED: 8 YES and 0 NO.

RFA 022-024: Dale Detman requested a detailed plan of how Dish is going to repair problem of the equipment too close to his home. Sent to Manager.

RFA 022-025: Linda Kusior requested to hold a 25th Anniversary Celebration of Harbor Cove Residents purchasing HC/ROC to be held 3/29/22 (12noon-3pm.). This will include a Hot Dog Lunch, a live Band, Door Prizes along with Celebratory Cake for the entire HC Community to enjoy. Expenses will not exceed \$3,500.
MOTION #6: Dir. Kusior motioned to allow HC 25th Anniversary Celebration on 3/29/22 from 12noon-3pm for entire community to celebrate with expenses not to exceed \$3500. Dir L. Garman 2nd motion.
MOTION CARRIED: 8 YES and 0 NO.

RFA 022-026: Sharon Vandemark requested 6' x 6' panels be installed between 322 & 324 Blackburn until the home on 324 is brought to HC Compliance per HC Rules and Regulations.
MOTION #7: Dir. Vandemark motioned to have temporary 6' x 6' panels installed by Sept. between homes if the home is not brought to code by then. Cost of panels should not exceed \$2,000. Dir. Kusior 2nd motion.
MOTION CARRIED: 8 YES and 0 NO.

RFA 022-027: Jim Vandemark requested to have a Board Member review and sign off on all homes sold in HC to ensure they are in compliance of the Rules and Regulations.
AMENDED:
RFA 022-027: Jim Vandemark requested before Acceptance of Assignment of ANY property is sold in HC, a Board of Director will inspect & approve that the home conditions are in compliance of HC Rules and Regs., that no home will be sold without meeting this stipulation.
MOTION #8: Dir. Vandemark motioned to have a Board Member inspect all homes for sale in HC to assure the home is up to HC Rules and Regs before the Acceptance of Assignment is signed. Dir. Kusior 2nd motion.
MOTION CARRIED: 7 YES and 1 NO (Dir. Girard).

RFA 022-028: Jim Vandemark requested to have all rentals that are to be sold in HC be converted to Shares. *WITHDRAWN*

RFA 022-029: Deborah Baldini requested to hold Cornhole Games on HC front lawn.
WITHDRAWN

RFA 022-030: Suzanne Miller requested HC repair & replace the Tennis Court Nets. RFA sent to Mgr.

RFA 022-031: Marla Kruger requested a refund of her deposit for usage of Rec. Hall (\$150.00).
MOTION #10: Dir. L. Garman motioned to refund deposit of \$150 to Ms. Kruger.
Dir. Furphy 2nd motion.
MOTION CARRIED: 8 YES and 0 NO.

RFA 022-032: Willard Watt requested ROC Board drop the \$100 fine he was served. MOTION #11: Dir. Girard motioned to allow reversing fine for Mr. Watt.
Dir. Kusior 2nd motion.
MOTION FAILED: 0 YES and 8 NO. (Entire Board voted NO).

RFA 022-033: The Architectural Committee of HC requested ROC Board adopt Sarasota County Square Footage Standards for the Committee to determine HC lot sizes.
MOTION #12: Dir. Vandemark motioned to allow HC Architectural Committee to use Sarasota County Sq. Footage Standards as their 'Standard' in determining lot sizes.
Dir. Belonger 2nd motion.
MOTION CARRIED: 8 YES and 0 NO.

RFA 022-034: John Lemczak requested to contest violation letter he received regarding his golf cart being a commercial vehicle. John is asking the Board to consider Rule X1-B on pg. 16 of June 26, 2020 update to HC Rules and Regulations in determining definition of a commercial golf cart.

AMENDED

MOTION # 13: Dir. Girard motioned to send Mr. Lemczak's letter to Documents and Rules Committee to clarify. Dir. Furphy 2nd motion.
MOTION CARRIED: 8 YES and 0 NO.

Updates on:

RFA's (previous)

RFA 021-036 - Jim Vandemark's request to replace timbers along bridge/walking path over lake. We continue waiting on delivery of timbers..noting exorbitant costs at this time, Mr. Vandemark recommended using concrete curbing.

PRESIDENT's CLOSING REMARKS - Mark McGrath - read by Dir. Dietz- Report attached

Meeting Adjourned: 11:34am.

Respectfully Submitted,

Linda Kusior,
HC ROC Secretary