

HARBOR COVE ROC, INC.
HARBOR COVE CLUBHOUSE - UPSTAIRS
605 BLACKBURN BLVD.
NORTH PORT, FL 34287
March 24, 2023, 9 am.
Minutes - Approved

CALL TO ORDER: 9:12 am

ROLL CALL: Directors: Jim Dietz, Susie Gaines, Diane Matteson, Linda Kusior, Sharon Vandemark, Sheryl Simons and Bob Seibert were present. Manager Tom Fastiggi also present. 48 Residents attending with 17 Residents on Zoom, 2 Residents on phone.

PROOF OF POSTING: March 22, 2023

MOTION #1: Dir. Matteson motioned to waive the reading and approve the Regular Board Meeting Minutes of Feb. 24, 2023. Dir. McGrath 2nd.

MOTION CARRIED. 8 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:

MOTION #2: Dir. Matteson motioned to allow Manager, Tom Fastiggi to send 68 home owners a letter to inquire about home clean-up - none of which has been done at this point in time.

Dir. Dietz 2nd.

MOTION CARRIED: 8 YES and 0 NO.

MOTION #3: RFA 022-016: Dir. McGrath motioned to authorize Tom Fastiggi to negotiate with Sarasota County for the acquisition of county owned lot on Marlette, between 227 & 301.

Dir. Seibert 2nd.

MOTION CARRIED: 8 YES and 0 NO.

MOTION #4: RFA 023-021: Dir. Matteson motioned to allow the White's new home be approved to installation. Dir. Vandemark 2nd.

MOTION CARRIED: 8 YES and 0 NO.

MOTION #5: RFA 023-042: Dir. McGrath motioned Share Prices for all categories, especially any waterfront lots be increased 10%. Dir. Gaines 2nd. Dir. McGrath WITHDREW motion.

Dir. McGrath motion to allow increased Share Prices per Finance Committee recommendations.

Dir. Vandemark 2nd.

MOTION FAILED.

DIR. Matteson motioned to increase prices on Sections A-E: 10% and F-I: 20%. Dir. Dietz 2nd.

MOTION CARRIED: 5 YES and 3 NO (Gaines, McGrath & Vandemark).

MOTION #6: Dir. Dietz motioned to group RFA's: 047, 048 & 050 to be voted on in one motion.

Dir. Seibert 2nd.

MOTION CARRIED: 8 YES and 0 NO.

RFA 023-0047: Tom Fastiggi requested authorization for purchase of 99 year lease lot (315 Marlette) which is under contract. Harbor Cove has 1st. Right of Refusal (Feb. Min.).

RFA 023-048: Tom Fastiggi requested authorization for purchase of WATERFRONT 99 year lease lot which is under contract. 517 Blackburn Blvd., @ \$8,000 current share value approx. \$74,000. (Feb. Minutes).

RFA 023-050: Tom Fastiggi requested authorization for purchase of 99 year lease lot (1530 Ideal) which is under contract. Harbor Cove has 1st. Right of Refusal. (Feb. Minutes). Manager Tom Fastiggi WITHDREW RFA's: 023-047, 048 and 050.

NEW BUSINESS:

RFA's:

MOTION #7: Dir. Dietz motioned to group RFA's: 051, 052, 053, 054, 055 and 062 into one motion. Dir. Matteson 2nd.

RFA 023-051: Randy Atkins requested to demo his home at 515 Clarion.

RFA 023-052: Daniel Atkins requested to demo home at 523 Tampico.

RFA 023-053: JoAnn Gregory requested to demo home at 530 Parkwood.

RFA 023-054: Charles Disbrow requested to demo home at 560 Blackburn Blvd.

RFA 023-055: John Clifford requested to demo home at 527 Parkwood.

MOTION CARRIES: 8 YES and 0 NO.

MOTION #8: RFA 023-056: Dir. Kusior motioned to allow Randy Workman to add 2 jet ski ports to his boat slip site. Dir. Vandemark 2nd.

MOTION #9: Dir. Dietz motioned to postpone for more information from Sarasota County concerning Waterway Rules. Dir. Seibert 2nd motion.

MOTION CARRIED: 8 YES AND 0 NO.

MOTION #10: RFA 023-057: Dir. Vandemark motioned to add Sandra Boyton's request to add to HC Book of Acceptable Colors the color of 'Lowes Lovebirds'. She wants to paint door this color. Dir. Seibert 2nd.

MOTION CARRIED: 8 YES and 0 NO.

MOTION #11: RFA 023-058: Dir. Dietz motioned to allow Randy Patton to paint his home Behr Dynasty Marque Thundercloud. Dir. Vandemark 2nd.

MOTION CARRIED: 8 YES and 0 NO.

MOTION #12: RFA 023-059: Dir. Seibert motioned to allow Sally Harr and David Ott to have 8' porch on waterfront side. Dir. Vandemark 2nd.

MOTION CARRIED: 8 YES and 0 NO.

MOTION #13: RFA 023-060: Dir. Matteson motioned to allow John Clifford to replace his demoed home. Dir. Seibert 2nd.

Dir. Dietz motioned to postpone until we receive survey with new home on it. Dir. Seibert 2nd.

MOTION CARRIED: 8 YES and 0 NO.

MOTION #14: RFA 023-061: Dir. Matteson motioned to allow Carl Thompson to replace home at 640 Blackburn Ave. Dir. Gaines 2nd. We are waiting for survey to be done.

MOTION #15: Dir Matteson motioned to withdraw RFA 023-061. Dir. McGrath 2nd.

MOTION CARRIES: 8 YES and 0 NO.

MOTION #16: RFA 023-062: Dir. Vandemark motioned that Joyce Fraser be approved to demo home at 401 Blackburn. Dir. Gaines 2nd.

MOTION CARRIED. 8 YES and 0 NO.

MOTION #17: RFA 023 063: Dir Vandemark motioned that Bill Vajner be allowed to have new driveway to only be 10ft. 6in. Dir. Gaines 2nd.

MOTION #18: Dir Vandermark motioned to postpone until Board receives complete survey.
MOTION CARRIED: 8 YES and 0 NO.

RFA 023-064: Sally Jargens requested HC fill in holes to protect seawall & people from getting hurt at 319 Marlette & down toward N.Rec. Bldg.
RFA SENT TO MANAGER.

MOTION #19: RFA 023-065: Dir. Seibert motioned to allow Patti Burton's request for Board to authorize website posting of the following documents for 2023, 2022, 2021 and 2020 (Plus 2019 and 2018 if possible); 1)Annual Committee Reports, 2) Annual Approved Budgets and 3) Annual Audited Financial Reports. Dir. Gaines 2nd.
MOTION FAILED: 0 YES and 8 NO.

MOTION #20: RFA 023-066: Dir. Seibert motioned to allow Patti Burton's request that the Board require the complete minutes (with attachments included where additional information is provided at board meetings) to be posted to the HC website. Dir. Gaines 2nd.
MOTION FAILED: 0 YES and 8 NO.

MOTION #21: RFA 023-067: Dir. Vandemark motioned to allow Patti Burton's request that Harbor Cove assemble a project team to identify and propose revisions to HC rules to encourage long term alternatives to grass lawns in HC. Dir. Seibert 2nd.
MOTION FAILED: 0 YES and 8 NO.

MOTION #22: RFA 023-068: Dir. Seibert motioned to allow Patti Burton's requested "ADDENDUM TO CONSENT TO ASSIGNMENT" required to be signed and notarized by BUYERS in order to complete a purchase agreement with HC unit owners be revised to include protections for the BUYER that are consistent with the protections provided to HC unit owners in the Rules and Regulations.
Patti Burton WITHDREW RFA.

MOTION #23: RFA 023-069: Patti Burton requested a Conflict of Interest Policy be developed and implemented for all Harbor Cove Residents, Volunteers and Employees. Patti volunteered to assemble a team to develop this proposed policy for submission to the HC Board of Directors.
Patti Burton WITHDREW RFA.

MOTION #24: RFA 023-070: Dir. Dietz motioned that Robert Monroe should have sufficient time to arrange for storage shed facility in compound. Dir. Seibert 2nd.
MOTION CARRIED: 8 YES and 0 NO.

Motion #25: RFA 023-071: Dir. Seibert motioned to allow Manager Tom Fastiggi requested authorization to negotiate purchase of a share.
Tom Fastiggi WITHDREW RFA.

. Additional ROC Board Member is being considered at this time.
. Front Desk Person has been hired - will begin work April 15, 2023.

ANY OTHER BUSINESS:

MOTION #26: Dir. Seibert motioned to extend Rules and Regulations concerning day for working, number of people that can stay in home within HC and parking RV's/motor homes in driveways to be extended for an additional 6 months. Dir. Matteson 2nd.
MOTION CARRIED: 8 YES and 0 NO.

Adjourned: 12:00 NOON
Respectfully Submitted,
Linda Kusior

