

Harbor Cove Resident Owned Community Inc.  
Board of Directors meeting, November 18, 2022  
Harbor Cove Clubhouse  
Draft Minutes

Call to order – the meeting was called to order at 9 AM by Pres. Mark McGrath. The following directors were present: Mark McGrath, Linda Garman, Thomas Furphy, Jim Belonger, Jane Hayes, Jim Dietz, Jill's Gerard. Directors absent: Sharon Vandemark and Linda Kusior. There was a quorum present.

Proof of notice: given by assistant Sec. Thomas Fastiggi, notice posted on November 15, 2022.

Motion to approve meeting minutes of November 6, 2022 and to waive the reading of same, made by director Belonger, second by director Gerard, motion passes unanimously.

Presidents report – Mark McGrath.

Pres. discussed some of the previous actions. He explained that John Taylor who was our metals removal contractor has been replaced by the FEMA contracted debris removal team which is at no cost to Harbor Cove.

He noted that a request for a zero turn mower was voted down at the last board meeting by a margin of 8 to 1. Our lawn service has resumed its work here in Harbor Cove so there was no need for an additional piece of equipment.

He explained that we have approximately \$180,000 in debris removal costs prior to the start of FEMA contractors. He expects that the final tally will be close to \$200,000. Residents can expect some sort of billing or assessment to recover the expenses incurred based on board member indications for such a charge.

He noted that board member Linda Garman is relocating out of the area and selling her property here at Harbor Cove. Because of this being well known in the community, several residents have indicated a willingness to serve. Three board members terms will expire in January, so in order to have continuity and felt that the board position be given to Diane Matteson based on her long service and

expertise in the community, expecting that she will serve for one year in a non-officer position.

Continuing, he spoke regarding the open forum discussion held last week. He discussed the storm costs, FEMA procedures for their operating crews and their requirement for segregation of appliances for pickup.

Board member Vandemark joined the meeting at 9:08 AM.

The president continued giving special recognition to the cleanup crew organized by the Baldini's. They have been through all 21 zones of the FEMA schedule in advance of FEMA haul away. He asked that residents rake their own yard and clean up the small remaining debris as the committee will not be back to do that menial work. The Baldini's and their participating members were given a standing ovation by the crowd in recognition of their efforts.

He discussed the next stage of cleanup which is to be home demolition. Expects it to start approximately December 1 and a list of contractors will be provided to residents the contract will be directly between the homeowner and the contractor, to avoid the necessity of an asbestos inspection. He cautioned homeowners not to shut off their water accounts because if they do so the property is subject to a \$27,000 impact fee for reinstallation. Instead users should continue to pay the monthly fee.

VP Dietz commented on the Baldini group of 25 which ebbed and flowed depending on the number volunteers available. He encouraged residents to get a magnet to pick up screws and nails as he personally collected a 3 gallon bucket of same. He noted that flat tires are still possible and encouraged all to pick up nails and screws in the road.

He noted that some residents who were not subject to physical limitations have done nothing at all to clean up their yard, even when the Baldini group was working on their lot. He encouraged residents to rake their lawns and pick up and bag the small pieces of foam that are left behind. He also stated that appliance of pickup is not by appointment when the tractor is out if they happen to see an appliance they will pick it up and bring it to the staging area in the office parking lot.

Finally he noted that a few people were exceptionally rude to the committee with no basis for this type of treatment. The group recorded over 975 man-hours of volunteer cleanup services.

VP Girard had no report.

Treasurers report was given by Treas. Furphy and is attached to this report.

Manager's report was furnished and is attached to these minutes. The manager noted that in response to board policy the Association attorney created a two-step form regarding demolition of damaged homes and he asked that the board adopt that form.

Committee reports – Compound Committee chair Alan Westerberg reported that we are temporarily storing FEMA equipment trailers in the compound while they are cleaning the property. He reminded those in attendance that there is still a waiting list for storage trailers but those who will need space as a result of home damage may have a space if available temporarily only for up to one year. There is a waiting list of six residents who wish to bring trailers and other than RVs or boats and those people must be accommodated first on a permanent basis before additional permanent assignments can be made for box trailers.

Diane Matteson reported on a recent meeting held by the Association of Myakka communities, the five mobile home parks on the "metal mile" on US 41. She reported that Lazy River has between 12 and 15 homes to be demolished Riverwalk has zero but the clubhouse was damaged, Harbor Isles has approximately 20 homes to be demolished and La Casa has over 300 homes for demolition.

New business:

RFA 022 – 055, Sharon Vandemark, to reduce minimum home size in Harbor Cove from 850 to 750 ft.<sup>2</sup>. Motion by director Belonger, second by director Garman. Discussion held including comments from residents in the audience. The question was called and the vote in favor was one, director Vandemark, with the other seven directors being opposed. The motion did not pass.

RFA 022 – 056 – Mike Killian requested a waiver from the requirements to remove concrete in the driveways when doing a home demolition. The RFA was tabled until the next board meeting.

RFA 022 – 057 owner requested reimbursement for damage to electrical pole and meter can during storm cleanup. Pres. noted it was referred to the manager. He noted that the meter and pole were already knocked over from the storm prior to the additional damage alleged to have been done by the contractor cleaning the road. The owner requested \$2900 in reimbursement. A motion to reimburse the homeowner was made by Pres. McGrath, second by director Dietz. Question was called and the vote in favor to reimburse was by director Dietz, director Vandemark and director Garman all of the directors present voted no. The motion did not pass 3 to 5. No reimbursement.

RFA 022-058 – Manager Tom Fastiggi to convert part of the computer room to kitchen facilities to supplement the hospitality room on the first for the clubhouse. Due to the extensive expenses incurred in storm cleanup this motion was tabled for the time being.

RFA 022-059 – Jim Dietz, to authorize a fine of a property owner. Motion by director Furphy second by director Garman. Discussion followed. Director Dietz noted that he was present and requested several times for the parties to get out of the tub or remove their drinks from the hot tub. They were uncooperative. Question was called and the vote was unanimous to send the owners of 543 Blackburn Blvd. to the fining committee for a fine of \$100 minimum.

RFA 022 – 060 Selection of Elections Committee Chairman. Pres. McGrath made a motion to appoint Mary Jo Lockwood to be Elections Chair. Second by director Girard. Proposal passes unanimously with all directors in favor.

RFA 022 – 061 – request to put wooden treads over concrete steps, Bob Wilson 203 Wolverine. Motion to approve Pres. McGrath, second by director Dietz. Discussion held question called, no directors were in favor all directors opposed. The motion did not pass.

Old business

RFA 022 – 049 home placement. Owner submitted revised plans showing shed to be located under carport. A motion to approve was made by Pres. McGrath, second by Vice President Dietz. Motion passed unanimously.

Director Garman spoke on her need to resign from the board because of relocation demands. Motion by Pres. McGrath, second by director Furphy to appoint Diane Matteson for the remaining one year term. Vote called and the motion passes unanimously. Former past Pres. Marcia Currie gave the oath of office to Mrs. Matteson. She agreed to assume the responsibilities and was duly inaugurated.

Resident comments:

Karen Caudill, 644 Fairmount noted that on Monday at 3:45 PM there is a social meeting of the Civic Organization and encouraged all storm related volunteers to attend.

Bob Siebert noted that there are tickets available for Thanksgiving dinner for the first floor hospitality room.

Alberta Lafave commented that she was approved for a FEMA trailer and that FEMA will handle all the hookups for her.

Pres. McGrath noted that the gate has been attended 24 hours a day since the storm with two shifts from 7 AM to 7 PM and 7 PM to 7 AM, primarily by two individuals with the assistance of volunteers under the direction of Cheryl Simons. Thanksgiving Day will be the last day of 24 hour attendance.

Pres. McGrath concluded the meeting at 11 AM.

Respectfully submitted,

Thomas Fastiggi  
Assistant Secretary