

HARBOR COVE ROC, INC.
605 Blackburn Blvd.
Harbor Cove Clubhouse-Upstairs
North Port, FL 34287
October 27, 2023, 9am.
Board Meeting Minutes - draft
Posted: October 25, 2023

CALL TO ORDER: 9:01am.

ROLL CALL: Directors present: Jim Dietz, Susie Gaines, Diane Matteson, Sharon Vandemark, Mark McGrath, Sheryl Simons, Bob Seibert, Mike Thein. Linda Kusior on ZOOM.
42 Residents attended, 18 Residents on ZOOM.

PROOF OF POSTING: October 25, 2023.

MOTION #1: Dir. Thein motioned to waive reading and approve the Regular Board Minutes of 9/22/23. Dir. Seibert 2nd.

MOTION CARRIED; 9 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:

.Bocci Court Shades - Waiting on bids.

MOTION #2: Dir. Matteson motioned to allow Manager to receive bids for Bocci Ball & Shuffleboard Courts made of metal within the next two weeks from local contractors to be installed. Dir. Vandemark 2nd.

MOTION CARRIED: 9 YES and 0 NO.

.Office Ceiling Inspection/Cleaning - Inspection showed nominal amount of mold in ceilings, will have those areas cleaned.

Tom Fastiggi requested homeowner at 133 Fleetwood be sent to Fining Committee for failure to maintain property properly after several requests to do so.

MOTION #3: Dir. Matteson motioned to send homeowners at 133 Fleetwood and 351 Blackburn to Fining Committee for lack of maintaining property properly. Dir. Kusior 2nd.

MOTION CARRIED: 9 YES and 0 NO.

NEW BUSINESS:

RFA's

RFA 023-136: Diane Matteson requested approval for Governing Documents Committee revised Mission Statement and Policies & Procedures.

MOTION #4: Dir. Matteson motioned for approval of Governing Documents Committee revised Mission Statement and Policy & Procedures. Dir. Vandemark 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-137: Jim Dietz requested approval of 2024 BoD Meeting Calendar.

MOTION #5: Dir. Dietz motioned for BoD approval of 2024 BoD Meeting Calendar. Dir. Seibert 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-138: Diane Matteson requested BoD approval for mailing of 2024 Proposed Budget.

MOTION #6: Dir. Matteson motioned for BoD approval for mailing of 2024 Proposed Budget.

Dir. Simons 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-139: Gilles Girard requested to cease charging for background check when current resident moves to another address or purchases another home other than where they are currently residing in community. Mr. Girard modified RFA to read: G. Girard requested to change charges for background checks. He requested we charge new owners or renters \$100 for application and \$50 for background

MOTION #7: Dir. Matteson motioned to change HC charges for background checks to be \$50 and application fees to be \$100. Dir. Vandemark 2nd.

MOTION FAILED: 0 YES and 9 NO.

MOTION #8: Dir. Matteson motioned to charge new purchase application fee of \$100 and background checks to be \$50. Current residents in good standing will not have background fee. Dir Seibert 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-140: Diane Matteson requested BoD approval of updated Rules & Regulations and mailing.

MOTION #9: Dir. Matteson motioned for BoD approval of updated Rules and Regulations with exceptions of: 1) page 19 - enforcement in Rules and Regulations - Effective 11/1/23.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-141: Tom Fastiggi requested BoD approval for purchase of Pitera Website Application.

MOTION #10: Dir. Dietz motioned to allow purchase of Pitera Website Application. Dir. Seibert 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-142: Tom Fastiggi requested BoD approval of lease for 330 Trailorama.

MOTION #11: Dir. Dietz motioned to approve lease for Lee Corp home at 330 Trailorama.

Dir. Seibert 2nd.

MOTION CARRIED: 9 YES and 0 NO.

RFA 023-143: Linda Kusior requested BoD approval allowing Mary Jo Lockwood to Chair the Voting Teller Committee for 2024 Directors Election at the Annual Board Meeting.

MOTION #12: Dir. Dietz motioned to approve Mary Jo Lockwood as Chair of the Teller Committee for Annual Meeting Directors Election January 2024. Dir. Seibert 2nd.

MOTION CARRIED: 9 YES and 0 NO.

ANY OTHER BUSINESS:

Jeff Starkey requested BoD rescind his \$1000 fine set by BoD last month.

MOTION # 13: Dir. Thein motioned to rescind Jeff Starkey's fine set by BoD per RFA 023-127 due to circumstances in entire situation. Dir. Seibert 2nd.

MOTION CARRIED: 9 YES and 0 NO.

Dir. Seibert reminded us the tickets for the Thanksgiving Day Luncheon will be going on sale for \$10.

Lunch is being sponsored by Lee Corp and Bob Evans will be doing the cooking.

Dir. Seibert reminded HC that LaCassa will have their Christmas drive-thru 10/30/23.

Dir. Gaines asked us all to contact her with your committee assignment & phone nos.

President Dietz Remarks:

President Dietz reminded everyone the concessions made to a few of our rules have ended, with the exception of:

. Continuing Sunday working times - still no starting before 8 am.

. No RV's in driveways. (Exception: your new home is ordered and you are waiting on it.)

ADJOURNMENT: 11:38am.