

Harbor Cove Resident Owned Community Inc.
Board of Directors meeting – September 25, 2020
Minutes

The meeting was called to order at 9:15 AM by Pres. Matteson. Rollcall indicated those present were, directors Gilles Girard, Dave Garman, Jim Dietz, Diane Matteson in person, also by phone participation or directors Mark McGrath, Linda Kusior, Thomas Furphy, Jane Hayes, Sharon Vandemark.

Approximately 54 residents were in attendance.

The Notice of Meeting Posting occurred on September 22, 2020 @ 11:00 AM by Rosie.

Disposal of the minutes of June 26, 2020: motion was made by director Furphy, second by director Girard to waive the readings of the June 26, 2020 minutes and approve as presented. The motion passed unanimously.

President's Report, - Diane Matteson

Pres. Matteson started off by commenting on the lawns within Harbor Cove. The lawns were not mowed last week due to the rain and soft ground. The contractor will be adding a additional cut to the contract in October to make up for the missing cut from last week. He noted that they have worked five days this week to get caught up.

Her next comment was related to the bulk cable television agreement. She noted that the agreement is soon to expire with Frontier and that another cable company has been contacted and shows an interest in Harbor Cove. That company is requiring 800 homeowners to participate in an eight-year contract, due to the fact they have to completely rewire Harbor Cove in order for the system to work. She noted that the manager has been negotiating with the company and that residents can expect a letter to go out prior to the expiration of the Frontier contract.

She noted that the Grandmothers Club has canceled all activities for the balance of the year. They will continue to run the food drive and it is anticipated that donations can be dropped off in the office parking lot. There will be more information to follow from the Grandmothers Club.

Pres. Matteson commented that Harbor Cove Civic Association and Harbor Cove ROC are committed to work together as best as possible with activities contemplated for resident participation.

She noted that the second floor of the clubhouse has been stripped and re-waxed as part of the cleaning system. She noted that the first floor carpet and flooring in the clubhouse were also cleaned. On September 28 the North Recreation Center floor will be stripped clean and waxed as well. This will include the craft rooms, hallways, and bathrooms but not the exercise room. Our contract cleaner has been contacted regarding a deep clean of the exercise room.

The president commented on the tone of some of the postings showing up on social media and Facebook specifically. She stated that there will be no official posts of Harbor Cove presented on Facebook and that we are looking at expanding our website for communications to resident rather than through Facebook.

Due to Covid, the Association is considering alternative means for hosting the 2021 annual meeting. That may include online services. She will be contacting some of our more tech savvy residents for assistance in it establishing an alternative meeting format.

The president noted that there are issues on the agenda today which will call for a vote by board members. She encourages board members to vote based on fairness, legality, and common sense for the benefit of all of Harbor

Cove. She noted that the operation of Harbor Cove is subject to its own policies and administrative directions found in our governing documents, as well as Florida statutes chapter 719, 617 and 723.

Continuing, she regrets the uncomplimentary and antagonistic emails that she and other board members have received related to amenity access control because of Covid. She noted that the associations's law firm of Lobeck and Hanson had advised that access control on the property is permitted under the doctrine of business judgment, and the Emergency Powers Act in Florida statute 719.128 are designed for the health, safety and welfare protection of communities.

As a member of the Association of Myakka Communities, Harbor Cove and the other mobile home communities compare notes and information on the management of the communities. While not following all of the directives from community to community, these directives form a profile for other communities to craft policies during the year. Some of the concerns expressed by other communities include, other adequate staff available to clean and sanitize components, what is the standard of care, could a community have liability to a person who becomes ill with Covid? Some communities offer limited opening with restrictions and waivers to be signed by users of the amenities. Harbor Cove does not.

She concluded by mentioning that the best intentions of the community are clouded by those who choose not to follow rules, whether they are speeders on our roads, residents who failed to have a caretaker and let their homes deteriorate, or those who let their pets run free.

Committee Reports:

Treas. Mark McGrath Reported on the financial status of Harbor Cove. His Report is attached to and made part of these minutes.

At this time there were no other committee Reports.

Manager Report, Thomas Fastiggi

Manager's Report was read by property manager Thomas Fastiggi and is attached to, and made a part of these minutes. He opened his presentation by commenting that social media use has become the weapon of choice for bullies. He encouraged residents to be more tolerant of differences of opinion and to exercise restraint in their commentary on social media by avoiding personal attacks.

The Report continued by detailing some of the property improvements which are taking place or have taken place. This included rebuild of all the tables under the breezeway on the clubhouse, rebuild of the hot tub spa, installation of a self-contained standby generator at the North recreation area, and he explained the complicated process for expanding Harbor Cove's mangrove trimming permit.

He noted that North Port Utilities has agreed to add three more fire hydrants to Harbor Cove, making a total of six new fire hydrants added to the property at his request and at no charge to Harbor Cove.

Based upon direction the board, the manager presented a newly designed covered bridge for Imperial Lake. The cost for the covered bridge was estimated at \$26,000, including design fees and permitting, or \$4000 less than the estimate provided by the manager at the last workshop. In response to board discussion the manager noted that the bridge could be replaced without the covered bridge section for \$17,700. A motion was made by Sharon Vandemark, second by David Garman to replace the existing bridge with a new open bridge at a cost not to exceed \$18,000. Question was called and the motion passed unanimously.

The manager noted that bids have been obtained for monthly window washing service in Harbor Cove. Service is expected to start by October 1.

Committee Reports

Wellness committee chairperson Carrol Utz regrettably informed the board that the committee is being disbanded due to a lack of volunteers. Board members thanked her for her service on the committee.

Architectural committee, Jim Dietz - director Dietz noted that many residents have taken advantage of the summer to submit plans for upgrades to their property. Almost all have been approved.

Compliance committee, Jim Dietz - director Dietz has just completed a sweep through the community checking for violations of Association guidelines. The two most common guideline violations are mold on the home or roof, and weeds in beds or around the perimeter of the home. 75 letters are going out regarding violations. There will be nine, 2nd letters going out to residents who received a first letter at the end of June.

Request for action Forms

RFA 20 – 032 submitted by director Tom Furphy to upgrade the flooring under the breezeway of the clubhouse. On a motion by director Dietz, second by director Girard, action on this RFA will be postponed until the October, 2020 meeting of the Board of Directors. In the interim the manager was directed to procure costs for various upgrades over an area that measures 17 feet 6" x 130'.

RFA 20 – 033, submitted by Mark McGrath – it was proposed that Bob Meyer return in his role as budget Committee Chairman in preparation of the 2021 budget. Motion was made by director McGrath, second by director Kusior. Question is called, the vote is unanimous in favor.

RFA 20 – 034 submitted by Mark McGrath - motion was made by director McGrath, second by director Girard, to reappoint Ken Madej as chairman of the Finance Committee. Question was called, and the vote was unanimous in favor.

RFA 20 – 035, deep cleaning of the exercise room, was referred to the manager. (N.B. – the work is scheduled for Friday, October 2)

RFA 20 – 036, due to the late submittal no action was taken and it is carried forward for the October, 2020 board meeting.

Other Business

Motion made by director McGrath, second by director Girard to discuss possible changes to the number of people in the pool area.

Discussion opened regarding the absence of Harbor Cove chairs and lounges at the pool area. Directors Girard, McGrath, Furphy and Haynes spoke in opposition to restoring Harbor Cove Chairs to the pool area. Then, the discussion moved to the possibility of residents bringing their own chairs to the pool area.

Resident comments:

1. Mrs. Ambrose commented about the number of people presently allowed in the pool area, requesting that additional people be permitted.

2. Resident Mrs. Erfourth also commented about the number of people allowed. She is part of the morning group of water exercisers and at present there are 13 people that attend. They use both swimming pools to accommodate all the attendees. She also asked about the possibility of chairs in the pool area.
3. Resident Barbara DiCicco questioned the board about the lack of chairs in the pool area and the prohibition against allowing residents to bring their own chairs. Feels the policy as a scare tactic. Further she suggested measuring the distance between people versus congregating in driveways and streets. She questioned why Harbor Cove compares its policy with the policies of the other mobile home parks. Pres. Matteson responded saying that the parks may share ideas but each one sets its own governing policy. She noted that maximum size group of 10 is the current state mandate.

Director Girard noted that at present Florida has 693,000 cases of Covid, with 13,964 deaths. He commented that this is a serious situation and people are still at risk.

Director Dietz commented that use of the pool conceptually is to exercise and cool off, that is why the board agreed to open it. Further he stated that we're trying to keep the pools open for all those who want to be in the water. He repeated in the water.

Director Kusior and director Furphy commented on the possibility of a chair to help people get dressed. Director Dietz noted that there are benches in the bathroom areas by the pool for those who need to sit down while dressing. Director Furphy noted that the patio breezeway has tables and chairs that residents are free to use those facilities as they are not under restriction.

As part of the original motion, it was suggested that the current level of 10 persons in the large pool be increased to 14 persons, that the small pool be increased from five persons to eight persons. That the hot tub which is currently not open be made available for resident use and with the maximum of two people in the hot tub area. These changes would increase the number of people allowed to use the aquatic facilities at one time from the current level of 15 to 24. Further the time limit was left unchanged at one hour, with the caveat that if no one is waiting a person using the facilities may stay longer. The hot tub limit set to 15 minutes per user, and no sunbathing would be allowed on the pool edge. All changes to take effect as of October 1, 2020. Question was called and the motion passed unanimously.

A motion was made by director Dietz, seconded by director Vandemark to open additional pool gates besides the one currently in use. The additional gates are located at the patio and also on Tampico effectively opening of all gates for use as of October 1, 2020.

Director Girard commented he did not see a need to open all the gates and feeling that access should be limited to the present gate only. Pres. Matteson noted that while the other gates will not admit people, people can leave through those gates.

Resident Bob Patterson asked about the possibility of lying on the side of the pool in the sun for his allocated hour. Director Dietz responded that in the pool, means in the pool. He noted that people on the side of the pool but not in the pool would impact the number of people allowed in the pool area so as additional persons came to the pool one laying alongside the pool would be counted into the number present, contributing to the limited amount of people allowed in the pool area.

Resident John Lemczak felt that other pool gates should be open. Dir. Girard commented that having just one gate open helps with control and tracking through our key card system.

Resident Bonnie Erfourth requested that the Tampico gate be open.

Resident Diane Attanasio asked about a sign-up sheet for use of the pool area. It was pointed out by Pres. Matteson and director Dietz that the sign-up sheets had no impact whatsoever at the fitness center for use of the exercise room and proved to be of little help if any. There was no support among board members for a sign-up sheet for the pool area.

The question was called as to whether additional gates should be open to access the pool area. A roll call vote was taken as follows: in favor- director McGrath and director Vandemark. Opposed were directors Dietz, Furphy, Garman, Girard, Haynes, Kusior and Matteson. The final tally was seven opposed and two in favor, the motion did not pass.

Pres. Matteson solicited a motion to modify the use restrictions at Harbor Cove to recognize that a negative Covid test result when taken by a resident of Harbor Cove while in North Port would supercede the community's present 14 day restricted access period, effective October 1, 2020. Such a motion was made by director Vandemark, and second by director Dietz.

An Amendment to the motion was made by director Girard, second by director Dietz to shorten the restricted access period from 14 days to 10 days.

Discussion followed.

Director Vandemark stated that Florida is not requiring a quarantine.

Director Furphy disagreed saying that the restricted period is for 10 days.

Director Girard commented that if it saves one life a 14 day restriction is worth it. He noted that he has lost family members and friends to Covid 19 and that his immune system and his wife's immune system are critical.

Director Furphy is in favor of 10 day restriction.

Director Dietz was agreeable to lowering the restriction. To 10 days from the present 14 days.

Director Vandemark stated that a negative test result for a test taken after arrival at Harbor Cove should be acceptable for open access she also favored shortening the excess restriction. From 14 days to 10 days. She questioned why employees were allowed access to the property and residents were not.

Director Furphy commented that the employees are essential and did not see these two issues in the same light.

The question was called regarding a change from 14 day restriction to 10 day restriction in the vote was as follows:

In favor – directors Dietz, Furphy, Garman, Girard, McGrath, Vandemark, Kusior, Haynes.

Opposed – director Matteson.

The motion to shorten restrictive access from 14 days to 10 days passed by 8 to 1.

There was a motion remaining on the floor regarding a negative test result received by residents as respects the 10 day restriction effective as of October 1, 2020. A roll call vote was taken and the results were as follows:

In favor: director Garman, Kusior, and Vandemark

Opposed: directors Dietz, Furphy, Girard, McGrath, Haynes, Matteson.

The motion to waive the 10 day restrictive use period failed, 3 to 6.

Director Girard noted that the board will continue to look at this every month.

Pres. Matteson solicited a motion about resumption of activities in the buildings, such as class instructions, exercise groups and the like.

Dir. Vandemark made a motion, second by director Kusior to discuss the ability of classroom activity to return as of October 1, 2020 in the North recreation center.

Director Haynes noted that if such classes were to reopen wipes, alcohol sanitizer and preventive chemicals are needed.

Resident Brenda Lemczak noted that class participants have been bringing their own tools and sanitizers in the past.

Manager Fastiggi noted that Sarasota County allows 60 ft.² per person in storm shelters to quantify the maximum number persons allowed in a room. We could use the same formula and Harbor Cove by measuring out the rooms. He was directed by the board to measure out the rooms.

Director Dietz question whether we were referring to classes or by open use by residents. He preferred class use as more control over size is possible.

Director Kusior inquired about other classes such as fused glass, quilting, painting, and the sewing groups.

Director Vandemark suggested measurement of the rooms for access and establish that is the maximum number of persons in the craft room. She felt that ROC should supply cleaning supplies to those who use the craft rooms.

Resident Bonnie Erfourth questioned whether class time should be restricted along with occupancy to be limited by the number of residents per classroom. She also felt that masks, and personal sanitation liquids should be provided by the resident user.

The question was called and all nine directors voted in favor so the motion passed.

As a follow-up resident Marcia Currie agreed to contact all of the contact persons for each activity for purposes of determining their intentions regarding facility use, masks, and social distancing as Harbor Cove moves toward opening up facilities.

Resident Bonnie McHenry asked the board if table tennis which is staged on the second floor of the clubhouse could resume for residents.

Director Dietz made a motion to open table tennis as of October 1, 2020, second by director Girard. Question was called and the motion passed unanimously.

There being no further business the meeting was adjourned at 12:09 PM.

Respectfully submitted,

Thomas Fastiggi
Assistant Secretary