

Harbor Oaks Place, Inc.  
Annual Meeting  
January 17<sup>th</sup>, 2024

Call to Order: 7:00PM

Proof of Notice of the Meeting: Yes

Certifying of Proxies: Yes ; 43

Establish Quorum: Yes, Dave, Carey & Dan

Waived the reading and approved the January 18<sup>th</sup> Annual Meeting Minutes; Motion by Cary, 2<sup>nd</sup> by Dan

Candidates for Board need to read and agree to abide by Association Documents: Dave, Carey and Dan have fulfilled this requirement. However, Lisa Conlee, as a new Board member, will need to read and agree. She must also attend a class presented by Florida which explains the State's condo regulations.

Reports of Officers & Committees:

- Tim provided the financial update (in Gary's absence). Total revenues were over budget, but appears to be due to timing of receipts.
- Our reserves are fully funded
- We passed the Milestone Inspection
- Our Structural Integrity Reserve Study is scheduled to be done
- Board reemphasized that residents need to have smoke detectors in their units as well as water leak detectors under all sinks and in the a/c area
- Linda said the Social Club had a good year and will start planning for 2025
- Sign-up sheets were passed around for the Super Bowl party and the formation of a Book Club

Unfinished Business:

- Work on the hill has been completed
- 2024 Guidelines/Rules were sent out with the Annual Meeting Notice and were approved
- Discussion regarding EMS animals not considered as pets and following HOP guidelines
- A proxy in regards to the number of residents needed to modify the association documents for making changes from 75% to 51% is under consideration to be mailed
- The Board is looking into the sale of #206

Open Forum:

- Consider holding Board meetings the first week of the month, depending on the availability of the majority of Board members
- Reminder that there are sign-up sheets on the Bulletin Board for Financial, Rules & Enforcement and Resident's Concerns groups

Seating of the New Board:

- The existing Board is returning with the addition of Lisa Conlee

Adjournment: 8:05 PM; Motion by Dan, 2<sup>nd</sup> by Dave