



Lisa Conlee <lisaconlee@gmail.com>

---

## July 17, 2024 final minutes/corrections

---

Lisa Conlee <lisaconlee@gmail.com>

Thu, Aug 8 at 9:08 AM

To: Tim Hendrix <thendrix@ameritechmail.com>, Dave Kronenwetter <cheddarshightide1959@gmail.com>, Dan Golla <danjgolla@icloud.com>, Carey Bowen <cb13ey@gmail.com>, Gary Ward <g\_ward1957@yahoo.com>, Lisa Conlee <lisaconlee@gmail.com>

### **HARBOR OAKS PLACE, INC.**

Board of Directors Meeting

Wednesday, July 17, 2024

Location: Social Room, First Floor

**Call to Order:** 6:33pm

**Confirmation of meeting notification:** Yes, posted Monday 7/15/24

**Establish a Quorum:** Yes – Dave, Dan, Carey, Gary & Lisa present as well as Tim from Ameritech

**Approval of Prior Meeting Minutes:**

May 14, 2024 Minutes: After discussion it was decided to strike the sentence from the discussion regarding Unit 206, “The realtor consulted...\$275,000.” Once that is deleted, Dave motioned to approve; Carey 2<sup>nd</sup>; all approved

June 19, 2024 Minutes: Dave motioned to approve; Dan 2<sup>nd</sup>; all approved

**Agenda Items:**

**1.) President’s Report**

Dave discussed one of the changes to the statutes: Owners have had the right to speak on any agenda item, effective July 1<sup>st</sup> owners can have up to 3 minutes on an agenda item.

**2.) Financial Report:**

Gary discussed the fact that expense exceeded revenues by \$6,672. He reviewed the budget process and reiterated the fact that the estimates of annual expenses are evenly divided for the monthly amount even though they may not be paid out evenly. This month we exceeded the budgeted amount for equipment repair and maintenance. The \$6,600 spent included the replacement of an a/c unit on the 2<sup>nd</sup> floor. We also did not budget for \$2,150 on camera work for the sewer pipes.

Gary presented legal fees of \$2,930 were a lot higher than the budgeted amount. The majority of this was for the sale of 206 as no-real estate agent was used. We had the HOP attorney prepare the paperwork. Gary brought to our attention that we had several charges from the attorney due to a resident sending weekly if not daily emails threatening to sue the Board and filed papers with the Attorney General that required the Board to attain

legal advice. Gary did not reveal the name of the resident but said he did have copies of the emails in a folder on the desk and offered residents to look at them after the meeting. The reasons for these emails were not disclosed.

### **3.) Sale of Unit 206:**

The Board agreed and offered the unit to all owners & the renter for \$270,000. It was pointed out that there is no state requirement for the Board to get a market analysis. It was then negotiated with the renter to sell the unit for \$250,000 *As Is* and with the renter paying half the closing costs \$3,100. We netted \$243,895. Gary mentioned he talked with the HOP CPA about the avoidance of paying capital gains tax by using the proceeds for assessments, HOA fees, expenses and will be discussed at the budget meeting. This money cannot be put into the reserve account or directly returned to residents unless we were to jeopardize our 501c status. It was asked if it can be moved into an investment account to earn more money until it is spent. The Board will look into this option and run by the HOP CPA.

### **4.) Approve adding Website:**

We had previously had a website through Ameritech but it was abandoned. The new Florida statute requires condominiums with more than 25 units to have a website by January 1, 2026. Ameritech has put our website back up and will do it this year for free and then \$750 a year going forward. It can be found at

[HARBOROAKSPLACE.COM](http://HARBOROAKSPLACE.COM). It will need to be updated. Gary made the motion to reinstate the website, Dan 2<sup>nd</sup> and all approved.

### **5.) Amend Contractor Holiday Schedule**

We currently have 11 holidays where nonemergency contractors are restricted from working in the building. The discussion was to eliminate

- Washington's Birthday
- Juneteenth
- Columbus Day
- Veterans Day

Carey made a motion to amend the list; Dan 2<sup>nd</sup> and all approved

## **Old Business:**

### **1.) Update on Pipes**

Dave and Gary have met with 6 plumbing companies. Dave these plumbers have various findings, suggestions, offered and opinions given, including the pipes need to be lined at the same time they are cleaned. The Board needs a task force to work with the board to continue this project and get 2 more quotes on the sewer pipes. They are also looking for an independent project engineer to oversee the project.

## **2.) Update on landscaping services**

- The board is waiting on quotes to get the palm trees trimmed
- They are looking into a new landscaping company
- The hillside is improving, and the landscaping company is staying on top of it.

## **3.) Update on the Bike Storage Task Group**

This was tabled at the request of the task group. Becki spoke up and said that one bike was moved out so the next person on the list Jenise from unit 302 can move her bike in.

## **4.) Update on the Wind Mitigation Report**

We should get the report in a couple of weeks, and it will be up on the website.

## **5.) Update on the Unit Inspection List**

Lisa updated the list with details of what each unit needs to be inspected and will be getting with the hall monitors. She has suggested that monitors should not be inspecting the units on their own floors. Dave said that a board member will be going with the monitors.

## **New Business:**

### **1.) Pool Inspections Daily**

The state requirement is that if the pool is open 7 days a week, water needs to be tested every day. Currently the pool company comes 3 times a week. It was noted that no violations have been issued.

### **2.) Owner's Forum**

- The question was asked about the new coupon books. Tim said the new booklets have been mailed. He discussed the process for changing over to the new system (as detailed in the letters sent to owners) and said that if any owner has a question on what to do they should call Debbie Agathos at Amertech.

**Adjournment:** Gary made the motion to adjourn, 2<sup>nd</sup> by Dave at 8:03pm