

HARBOR OAKS PLACE, Inc  
Board of Directors Meeting  
January 17, 2024 @ 7:00 PM

Meeting Minutes

- 1.) Meeting was called to order: 7:00
- 2.) Notice was posted timely per Florida statutes
- 3.) Certification of Proxies
  - 43 proxies received (needed 36)
- 4.) Established a Quorum: Dave, Dan, and Carey present
  - Also in attendance was Tim and ----- from Ameritech
- 5.) Waived the reading of the minutes of Last Members' Meeting
  - It was moved by Carey to approve the minutes and seconded and approved with no opposition
- 6.) Candidates for Board need to have read and agree to abide by Association Documents.
  - Tim pointed out that the 3 returning members have fulfilled this, but Lisa will need to agree. It was suggested by Tim that Lisa attend classes at Ameritech's offices presented by Florida which explains the state's condo regulations. He also mentioned that the returning members can also attend.
- 7.) Reports of Officers & Committees:
  - In Gary's absence, Tim gave the financial update. He reported that our total revenues were over budget, but this appears to be due to timing of receipts. Also our reserves are fully funded, we passed the Milestone Inspection and our Structural Reserve Study is scheduled to be done. It was reemphasized that residents need to have smoke and leak detector.
  - Linda gave an update from the Social Committee. We had a good year and will start planning the next when Ellie gets back. Ellie sent a sign-up sheet around to see who would be interested in a "residents Super Bowl" party and Pam sent another to see who would be interested in a book club.
- 8.) Unfinished Business:
  - The work on the hill has been completed
  - The New Guidelines were sent out and have been approved by the Board. It was pointed out that ESAs (Emotional Support Animals) are not pets and, therefore, not subject to the pet rules.
  - Next month proxy will be sent out in regards to changing the number of residents needed to change the Association's docs
  - The Board is looking into the sale of Unit 206 so an informed decision can be made.
- 9.) Open Forum for Owners
  - After a discussion, meetings will be held the first week of the month, with the day determined by the availability of the majority of the Board members
  - There was a reminder that the sign up sheets are in the mailroom – Rules & Enforcement; Resident's Concerns; Financial
- 10.) Seating of New Board
  - The existing Board is returning with the addition of Lisa Con...
- 11.) Adjournment
  - Dan motioned and Dave seconded, Meeting adjourned----

HARBOR OAKS BOARD ORGANIZATIONAL MEETING

January 17, 2024

Meeting called to order at 8:10 by Tim Hendrix with Ameritech

Tim Hendrix chaired this meeting for assignments of the Board.

- Lisa nominated **Dave for President** and Dan 2<sup>nd</sup> nomination.
- Dave nominated **Carey for VP** and Lisa 2<sup>nd</sup> nomination.
- Lisa nominated **Dan for Treasurer** and Dave 2<sup>nd</sup> nomination.
- Dave nominated **Lisa for Secretary** and Carey 2<sup>nd</sup> nomination.

Dave adjourned the meeting at 8:11. Lisa 2<sup>nd</sup> the adjournment.