

HARBOR OAKS PLACE, Inc.
Board of Directors Meeting
Date/Time: Monday, June 2nd, 2025 @ 6:30 PM
Social Room - First Floor
30 Turner Street, Clearwater, FL 33756

MINUTES

Call to Order Time: *Marc Steimer called the meeting to order at 6:33pm with David Kronenwetter, Mike Blanton, Frank Urso present in person and Carey Bowen present by phone to form a quorum.*

Confirmation of Meeting Notification: Agenda was posted on site and emailed to all members May 30th.

Establish a Quorum: *All 5 board members present, quorum established.*

Approve Prior Meeting Minutes: *Marc motioned to approve the 4/24/2025 meeting minutes, David 2nd, passed unanimously.*

Agenda Items:

- Landscape Project – Discuss and Approve – *Board agreed to replace the confetti lantana as it is poisonous to people and pets. Marc motion to approve Ginko's Landscaping Estimate of \$6,638, Mike 2nd, passed unanimously.*
- Confirm Pool Resurface Schedule – *Board agreed to wait until pipe project is finished to see how much money is left, the fence to be repaired this week. Need pool hose.*
- Linda Maintenance Full Time – Discuss and Approve – *Board discussed payroll hours, health insurance costs of full-time personnel and if it could be waived, adding a non-compete clause. Ameri-Tech to get costs and confirm requirements for full-time personnel.*

New Business: *Insurance renewal discussion. Loud poop in elevator when comes to 1st floor (not freight). Mel's Electric to repair carport electrical 201, 202. Discuss roll up doors. Pool furniture, 2 tables and chairs, budget next year possibly. Carport repairs to be completed August, deposit paid. Sanas have been used for storage, men's ok, women's broke (need new timer & box) 2k to fix up to code. Cooling towers will need re-piped. 907 tub scratched & toilet cracked, Marc will address toilet with Blue Works.*

Adjournment Time: *Frank motion Mike 2nd to adjourn at 7:45pm.*