

HARBOR OAKS PLACE, Inc.
April 7, 2025 Board Meeting Minutes

Call to Order Time : 6:34PM

Confirmation of Meeting Notification: Yes

Establish a Quorum: Dave, Marc, Mike, Carey, Dan, Tim

Approved Prior Meeting Minutes: January 22, 2025 Motion by Dave
March 19, 2025 2nd by Frank

Agenda

- Pool Repair & New Pool Maintenance Company: discussed plans to resurface (which will address cracks/settling), and repair the crack in the pool (currently not leaking); received three quotes; Marc made a motion, Dave 2nd, unanimously approved, to accept Clear Tech Pools quote of \$27,215; repair is scheduled for the end of the year (will confirm in October that funds are still available); project is expected to take 6-8 weeks to complete; Board will continue the maintenance contract with AquaServe rather than change to Blue Bayou.
- Board Member Placards: Board will consider this proposal
- Limited Weekend Deliveries: discussed allowing Saturday deliveries, 9:00-5:00, with two-item limit and prior notification; some residents expressed support while others were concerned about potential disruptions; this change in current Guidelines/Rules requires a 14-day notice to members before Board approval; decision was made to table this issue for the next meeting and consider implementing it on a temporary, one-month trial basis to assess its impact.
- Approve Pool Fence Repair: Motion by Frank 2nd by Carey to approve OG Hydraulics' \$2,900 quote.
- Landscaping: Marc to meet with Ginkgo representative April 8th to discuss property improvements and address specific areas of concern (the addition of a foxtail palm to the front island for \$750 and removal of loose stump by the pool area).
- Balconies: addressed balcony maintenance; working to establish requirements for waterproofing/sealing concrete after tile removal; tile is to be removed from all balconies by year-end; Board will create an SOP for balcony repairs and schedule periodic inspections to ensure proper maintenance.
- Personal Cameras: discussed allowing personal ring cameras on unit doors if both neighbors agree; residents present voted 11 to 6 in favor; a consent form will be required; Board to consult with legal counsel prior to approval.

New Business

- Building's existing cameras: these are for security purposes and have 10 days of backup; residents may request footage if needed; Board is considering additional cameras in elevators and hallways; no decision made due to pending cost information.
- Pipe Line Project: deposit has been paid; awaiting starting date from Blue Works.
- Windows & Doors: continuing to look for companies and obtain quotes for repairs/replacements.
- Back Parking Lot: resealing and restriping will be done next year (due to budget constraints).
- Electric Car Charging Stations: Tim said that individuals could propose plans for installation but the Association is not planning to install their own.
- CPA: Board reminded to follow-up with our CPA to file an amended tax return to recapture capital gains (per Gary Ward).
- Lamp Post/Globes: new globes have been installed; some electrical issues are being addressed.
- Resident Suggestions: having a barbecue grill at the pool and adding a dog park were decided against due to liability concerns.

Adjournment: 8:37 PM; Motion by Dave, 2nd by Carey