



Harbor Oaks Place, Inc  
Board of Directors Meeting  
**Tuesday, November 4, 2025, at 6:00pm**  
Following Budget Adoption Meeting  
Place: 30 Turner St. – Social Room 1<sup>st</sup> Floor  
Clearwater, FL 33756

**ZOOM: Meeting ID: 820 2222 7645 Passcode: 237986**

## Minutes

1. Establish Quorum – Call to Order – *Susan Ables called the meeting to order at 6:09pm with David Kronenweter, Marc Steiner, Mike Blanton, Carey Bowen and Frank Urso present to form a quorum.*
2. Proof of Notice – *Posted on site Friday, November 31, 2026*
3. Approval of Minutes 9/15/2025 – *Dave motion to approve the minutes as written, Frank 2<sup>nd</sup>, passed unanimously.*
4. Officer's Reports – *Marc recognized and gave condolences for Michael Whiteman who passed 11/3/2025 with a prayer lead by Michael Mastruserio.*
5. Old Business
  - a. Pool Project Details – *Previously Approved – Marc noted pool refinishing will start the 2<sup>nd</sup> week of January 2026, including new tiles and repairing the cracks. The project will last approximately 6 to 8 weeks.*
6. New Business
  - A. 2026 Insurance – *Adam with USI Insurance reviewed the renewal policy. Dave motion to approve the Slide w/ Special Pipe coverage, Mike 2<sup>nd</sup>, passed unanimously.*
  - B. Janitor Hours 2026 – *Marc motion to make Linda a full time HOP employee increasing her pay 8k annually with removing her from the Ameritech Payroll, Carey 2<sup>nd</sup>, passed unanimously.*
  - C. Paint Quotes
    - a. Building Exterior & Floors – *Marc motion to approve the FL Realty Projects bid of \$2,496 which includes the 2<sup>nd</sup> storage room, Dave 2<sup>nd</sup>, passed unanimously. Allstate's bid was \$3,327.*
  - D. Driveway Sealcoat – *Tabled for bids.*
  - E. Approve additional General Council – *Marc motion to approve adding attorney Bryan Levin as additional council, Dave 2<sup>nd</sup>, passed unanimously.*
  - F. Exterior Benches – Natural – *General consensus of the audience 16 to 8 voted to replace the broken bench and paint it white. It was also asked to be moved. Marc motioned to approve, Frank 2<sup>nd</sup>, Carey & Mike concerned and David opposed.*
7. Owner Concerns – *Agenda Items per FL Statue 718.112 –*
8. Adjournment – *Carey motion to adjourn at 6:46pm Frank 2<sup>nd</sup>.*