



Harbor Oaks Place, Inc
Board of Directors Meeting
Monday, September 15, 2025, at 6:30pm
Place: 30 Turner St. – Social Room 1st Floor
Clearwater, FL 33756
ZOOM: Meeting ID: Passcode:

1. Establish Quorum – Call to Order – *Susan Ables called the meeting to order at 6:31pm with David Kronenwetter, Marc Steiner, Mike Blanton & Frank Urso present for form a quorum.*
2. Proof of Notice – *Posted 9/11/2025 pm.*
3. Disposal of Minutes 6/2/2025 – *Dave motion to approve the minutes as presented and Marc 2nd, passed unanimously.*
4. Officer's Reports – *Gary Ward gave the financial update as of 8/31/2025. Marc noted the carport project is completed with the lights being done next week. Pool Repair bid was approved, will schedule to be done in winter as pool will be closed about a month.*
5. Old Business – *None.*
6. New Business
 - A. Electric Car(s) Charging Station Contract(s) – *Marc motion to approve the Electric Vehicle Electrical Sub-Panel Installation Agreement Mike 2nd, passed unanimously.*
 - B. Elevator Service Contract – *The board has been disappointed with Right way Elevator and will be seeking multiple bids to replace them.*
 - C. Unit Owner's Balcony Minimum Sealing Requirements – *Marc advised we need to update the balcony sealing requirements to no longer allow tile installation. Mike motioned to approve minimum requirements for balcony concrete waterproof sealer, David 2nd passed unanimously.*
 - a. Annual Unit Balcony Inspections – *Marc advised the board would be scheduling the annual balcony inspections and a notice would be posted and email blast sent to owners, anticipated an October date.*
 - D. New Insurance – Mid-Term Takeout – *USI offered a new insurance proposal with a lower rate and better coverage, the board is seeking another quote before accepting.*
7. Owner Concerns – Agenda Items – *Member suggested using microphone/speaker for future meetings.*
8. Adjournment - *Frank motion and Marc 2nd to adjourn at 7:19pm*