

HARBOR OAKS PLACE, Inc.
March 19, 2025 Board Meeting Minutes

Call to Order Time : 6:32PM

Confirmation of Meeting Notification: Yes

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

Approved Prior Meeting Minutes: February 12, 2025 Motion by Dave
February 27, 2025 2nd by Mike

Agenda Items:

- Approve New Board Member: Dan Golla stepped down after serving several years on the Board as Treasurer (many thanks and appreciation for his time on the Board); New Board Member, Frank Urso, will serve as Director.
- Approve Carports: Received \$102,000 from insurance; received three quotes; Motion by Dave, 2nd by Marc, approved unanimously, to accept Murphy's quote of \$94,000; repairs will meet current codes; installation is expected to be completed by the end of summer, depending on aluminum availability; additional work (electrical and cameras) is estimated to be within the remaining budget.
- Security Cameras: Discussion held as to number/placement of additional cameras to increase safety/provide evidence in case of incidents; consideration of residents' privacy is of prime importance; will contact Countryside Locksmith, Dan Sheehan, for options/costs and revisit at future Board meeting.
- Allow Weekend Deliveries: Discussion held to consider allowing deliveries for those working during the week (move-ins/move-outs excluded); some residents were in favor while others were opposed; will revisit at a future Board meeting; Board to determine if 75% vote from all residents is required.
- Pool Lighting/Globes: Discussed the need to replace the acorn-shaped globes (damaged from Milton); suggestion made to purchase 7-9 at \$114 each; poles were determined to be operational by Mel's Electric; decision will be made at a future Board meeting re number to be purchased.
- Landscaping: Discussed adding a palm tree out front, edging improvements, and replacing mulch with rocks to prevent erosion in some areas; Board to obtain quotes for these enhancements.

New Business:

- Treasurer to be responsible for collecting/counting/depositing laundry funds.
- Board will obtain quotes for installing spotlights on alcoves and palm trees
- Discussed re-evaluation/repairs to the pool crack (estimates range from \$27,500 to \$40,00) for a complete repair including resurfacing; Board will explore options and obtain quotes to repair only the crack (currently not leaking); Board to explore using deferred maintenance funds for repair(s); intent is to have repair(s) done by the end of summer.
- Discussed pool fence repair; initial quote is \$4,900; Board will obtain additional quotes and explore using deferred maintenance funds for repair; intent is to have repair done by the end of summer.
- Linda Kempter announced she is stepping down as Chairperson of the Social Committee (many thanks for her leadership for many years); she will continue decorating Common Areas.
- Mobile Text Alert System is operational and administrators trained (Ellie Whiteman, Marc Steimer, Leslie Clark and Tim Hendrix)
- Meeting of Cooling Tower Task Force to be scheduled to determine course of action

Adjournment: 7:48PM Motion by Carey, 2nd by Frank