

HARBOR OAKS PLACE, INC.
January 21, 2026, Board Meeting Minutes

UNAPPROVED – DRAFT

AGENDA

- 1) Establish Quorum/Call to Order: All Board Members present; Called to order at 6:31PM
- 2) Proof of Notice: Posted January 19th at 4:00PM
- 3) Approve November 24, 2025 Board Meeting Minutes; motion by Marc, 2nd by; Dave; unanimously approved
- 4) Officer's Reports
 - a) Financial Report: Presented at Annual Meeting; therefore, waived
- 5) Old Business
 - a) Pool Project Details: Not open, cracks repaired and tile replaced; approximately 3 weeks curing time required before reopening
- 6) New Business
 - a) Records Requests: Time-consuming so looking for alternatives to provide requested information
 - b) Guidelines: Discussed revisions to:
 - (1) Pet Guidelines to remove dog carts required transport and allow immediate family members to bring pets into the building
 - (2) Construction Guidelines starting time at 9:00AM from 8:00AM.
 - c) Rules Enforcement Committee: Balcony inspections (tile removal) to be done second week of February; send notifications and proceed with legal access for non-compliant units; post request to form a 3-member Committee
 - d) Security Camera Update: Complete installation of outside cameras; bring proposal for additional hallway cameras (cost estimates and technical requirements) to future meeting for discussion and vote
 - e) A/C Replacement (West Hall/Library); Obtain and review quotes; estimated cost is \$7,000
 - f) Accountant Taxes: Ensure 2025 taxes are filed; amend 2024 tax filing for sale of #206
 - g) Storage Unit Layout: Post location of current assigned units; allow residents to request changes with written agreement

- h) Balcony Cleaning: Update and clarify guidelines to address water runoff issues and notifications to neighbors when cleaning
- i) Outer Lobby Decorating (Decorating Committee): Submitted request to replace 2 benches and 2 pictures
- j) Library Decorating (Book Club): Submitted request to paint library, purchase additional bookcases, a table and paintings

7) Owners' Comments

- a) Investigate costs and feasibility of updating exercise equipment (bikes) and flooring; review, and if needed, update equipment safety protocols
- b) Consider replacement of pool furniture and sofa in Social Room

8) Adjournment: 7:31PM; motion by Dave, 2nd by Frank

Note: Comments by Board:

1) Research Changes to By-Laws:

- a) To allow for cost recovery (e.g. liens) for non-compliance with mandatory building repairs (e.g. balcony tiles)
- b) To update late fee structure and enforcement as required by current Statutes

2) Board to continue pursuing engineered drawings and quotes for Pipe Replacement Project for update at next meeting

3) Discussed:

- a) Location of future meetings: per HOP By-Laws, meetings shall be held at the principal office or place of business of the Association, or at such other suitable place convenient to the membership as may be designated by the Board of Directors.
- b) Record keeping improvements, with plans to digitize existing records and implement password-protected electronic access for residents
- c) HOA fees to explore ways to reduce (although mandatory reserves and insurance represent biggest expenses)

