

Harbor Oaks Place, Inc.
June 29, 2026 Board Meeting Minutes

Call to Order Time: 6:08PM

Confirmation of Meeting Notification: Yes

Establish a Quorum: Yes (Frank, Marc, Mike)

Approved Prior Meeting Minutes: January 21, 2026
Motion by Marc, 2nd by Frank

- **Financial**

Marc reported Operating Funds at \$88,593 ; Reserve Funds at \$452,693 ; Total Assets at \$548,215

- **Lightning Protection Contract**

Contract with All South, \$795, was approved; Motion by Marc, 2nd by Frank

- **Security Cameras**

Updates are in progress with some communication issues being addressed

- **Building Drawings**

A comprehensive set is required prior to hiring an engineer to work on the Cooling Tower Project; Board continues to obtain the required drawings

- **Seal Coating Parking/Drive Areas**

Quotes reviewed; \$7,925 quote from All Phase Paving to sealcoat, re-stripe areas and divide the loading door area; approved, pending further review of the additional repair areas and vehicle relocation during the project implementation; Motion by Marc, 2nd by Frank

- **Ground Floor Door Replacement Project**

Quotes (2) reviewed to replace the double door leading to the cart room; \$6,950 quote from Area-Wide Doors for new system with fire-rated steel approved, Motion by Marc, 2nd by Frank ; obtaining additional quotes for exit doors and temporary seal repairs

- **Balcony Tile Removal Compliance**

Board, unanimously approved, to take legal action against non-compliance owners; will request attorney to send demand letter and potentially seek court intervention to have tiles removed and costs recovered from non-compliance owners; owners asked to anonymously report non-compliance residents; Motion by, Marc, 2nd by Frank

- **Reserve Requirements**

Board received, and reviewed, a letter recommending Reserve Fund annual contribution of \$943 per unit; decision made to follow the current Reserve Plan and make necessary adjustments at year-end

- **Rules Enforcement/Fining Committee**

Discussion to form this Committee, requiring 3 member minimum, with Marc explaining the process for assessing fines for violations; Potential Committee members are Richard Washington, Lisa Conlee, Linda Morrison and Mike Mastruserio (backup)

- **Garage Door Closure Time**

Door will be reprogrammed to close at 8:00PM

- **Social Event**

Social Event will be held on July 1st; residents are asked to sign up by the deadline indicated on the posted notice

- **Adjournment Time:** 6:58PM ; Motion by Marc, 2nd by Frank

NOTE: Meeting experienced technical difficulties with camera issues