Harbor Oaks Place, Inc.
September 17, 2026 Board Meeting Minutes

Call to Order Time:	6:06PM
Confirmation of Meeting Notification:	Yes
Establish a Quorum:	Yes (Carey, Frank, Marc, Mike)
Approved Prior Meeting Minutes:	June 29, 2026 Motion by Marc 2nd by Mike

Our meeting started with a moment of silence for our President, Dave Kronenwetter, who passed away July 27th. Mike Mastuserio lead residents in prayer for remembrance of Dave.

Financial Report

Marc reported August Operating Funds $96,404.32; Total Assets $620,048.19; Non-SIRS Reserve Funds $216,356.98; SIRS Reserves $300,357.32 ; Total Reserves $516,714.30 ; HOP's CPA is finalizing the filing for 2025's income tax (extension filed) and an amended return for 2024 (Gary Ward is a liaison to CPA, due to prior involvement/knowledge as a Board member)

Old Business

- **Seal Coat Driveways - Update**

Meeting scheduled tomorrow with All-Phase Paving to discuss the job and ensure completion of the work, (to Board satisfaction) including fixing light spots, handicap markings and yellow striping before making final payment; per Susan, bids were submitted in March, April and May, and posted on the HOP Website prior to the meeting as per procedural requirements

New Business

- **Appoint Open Seat / Re-Organize Board**

Welcome a new Board member; Motion made by Marc and 2nd by Mike, to Richard Washington's appointment and approved; Officers: President: Marc Steimer ; Vice-President: Frank Urso ; Treasurer/Secretary: Mike Blanton ; Directors: Cary Bowen & Richard Washington

Owners' Concerns (Agenda Items Per FL Stature 718.112)

- Board requested each resident state their name and unit number; allotted 3 minutes

- Board acknowledged Robin Bohin's (Unit 408) comments re Board appointments, compressive background checks, resident safety, fiduciary responsibilities and procedural/statutory compliance; RESPONSE: Management will address separately from the meeting

- Board acknowledged Lisa Conlee's (Unit 805) comments re Ameri-Tech's contract charges (Board Meetings/Minutes at $65/month); timing/posting of Meeting Minutes; RESPONSE: Contract charge is for meetings only; Meeting Minutes are not distributed until approved; will be posted prior to 30 days after Board approval (January 21, 2026 unapproved draft will be updated as approved)

- Board acknowledged Michelle Thomas' (Unit 603) comment re Bid Procedure/Notice Requirements; RESPONSE: Board follows Bid Procedure/Notice by posting bids at least 48 hours in advance of meetings, submitting bids at Board Meetings for bid selection and approval; NOTES: Purpose of a Board Meetings is for the Board to conduct business; All Phase Paving Bid was posted 72 hours in advance

Adjournment Time: 6:31PM ; Motion by Marc, 2nd by Frank

NOTE: Meeting experienced technical difficulties