



**BOARD OF DIRECTORS MEETING MINUTES**  
**Wednesday, May 10<sup>th</sup>, 2023**

A regular meeting of the Board of Directors of the **Harborage Homeowners Association, Inc.** was held on Wednesday, May 10<sup>th</sup>, 2023, 5:30: at the Harborage Clubhouse.

**Call to Order:** The meeting was called to order by President, Chris Purnell at 5:33 PM.

**Determination of a quorum:** A quorum was established with the following Board members in attendance. Chris Purnell, James Kenniff, Ellen Session, Matthew Walsh, Shelley Rogalski, & Carrie Rummery

**Proof of Notice of Meeting:** Notice was posted in accordance with FL ST 720 and the association's governing documents.

**Minutes:** **MOTION** was made by Chris Purnell and seconded by James to approve the April, 12th meeting minutes as presented. **MOTION** passed **UNANIMOUSLY**.

**Presidents Report:** Chris Purnell gave an extensive report on community updates and planning. Chris reported on the tree project and reminded the community that the board is working on the maintenance around the community and will continue plans on replanting improvements, etc once community maintenance is completed.

**Treasurers Report** – As attached to these corporate records, Carrie Rummery reported on the current financials.

**Management Report / Action List** – As attached to these corporate records, Lauren Wilson gave the community management report on work orders that have been received and bids that have been collected.

**Unfinished Business –**

- **Gutters:** Extension discussion was had by the board over the plan to get the gutter repair done as quickly as possible. The board discussed a plan of action to move forward with a comprehensive plan for gutter maintenance and repair. The board discussed the option on gutter guards to lessen the cost of future maintenance expenses. The board is still waiting on more bids. Currently there are several bids that far exceed the budget. The board agreed on a priority for utilization of the gutter repair and maintenance budget. Priority for the board is Gutter Clean out, repairs and sealing, front gutter extensions, and then gutter guards.

**ARC Approvals:**

- **5407 Conch Island Dr-** A **MOTION** was made by Mathew, seconded by Ellen to approve the ARC for a Roof replacement as presented. All in favor. **MOTION** passes **UNANIMOUSLY**.



**Committee Appointments:**

- NONE

**Owners' comments** – Discussion over gutter repairs.

**Next Regular Board meeting** – June 14<sup>th</sup> 2023 @ 5:30pm

**Adjournment:** **MOTION** made by Chris to adjourn at 7:42pm.