



BOARD OF DIRECTORS MEETING MINUTES
Wednesday, August 9th, 2023

A regular meeting of the Board of Directors of the **Harborage Homeowners Association, Inc.** was held on Wednesday, August 9th, 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, Matthew Walsh, Shelley Rogalski, & Carrie Rummery. Ellen Sessions was absent (Excused).

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 Matthew Walsh and seconded by Shelley Rogalski to approve the June, 14th meeting minutes as presented. **MOTION** passed **UNANIMOUSLY**.

Presidents Report: Chris Purnell gave an extensive report on community updates and planning. Chris reminded residents that the upcoming annual meeting will include the election for all board seats.

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

Committee Reports:

- **Landscape and Maintenance Committee-** James gave an extensive report on general maintenance that was performed around the community. A shout out was made to Ed Rogalski for all the
- **Hospitality Committee- Shelley gave a report that water.**
- **ARC/Compliance Committee-** Extensive discussion was had by the board discussing next steps for fining residents who are in noncompliance. There were questions from residents on whether people understood the compliance issues and were receiving the letters. The board elected to do email communications to the committee to try to get further compliance before sending the noncompliant residents to fining. Lauren will work on communications to go out and fining of Noncompliant owners will be addressed at the August meeting.
- **Hearings Committee-** No meeting to report from.

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 –

- **Garage Power Washing: A MOTION** was made by Chris and seconded by Shelley to approve a not to exceeds of \$2500 to clean up the garage areas including the pads, party walls. All in favor. A **MOTION PASSES** unanimously.

New Business:



Insurance: Dave McMahn from Atlas Insurance, Harborage HOA insurance agent gave a detailed report on the current insurance market and the challenges associations face with getting policies and why rates are going up significantly and what to expect from your insurance renewal which will take place on 9/19/23. Dave went over the details of an HO3 vs and HO6 policy and what is needed for the Townhomes since there is confusions at closings due to the way the Townhome communities are listed as an HO3. An HO6 is recommended for the Townhomes due to that fact that the complex is a shared walls complex and therefore you are insured for the “Paint in.”

ARC Approvals:

- **5519 Simonton Duval Street-** A **MOTION** was made by Matthew, seconded by Chris to approve the ARC as presented for installing a propane tank and a generator. All in favor. **MOTION** passes **UNANIMOUSLY**.
- **5520 Simonton Street** - A **MOTION** was made by Shelley, seconded by Matthew to approve the ARC as presented for a roof replacement. All in favor. **MOTION** passes.

Owners’ comments – Discussion over landscaping maintenance repairs in the community.

Next Regular Board meeting – October 11th, 2023 Board Budget Workshop @ 5:30pm

Adjournment: **MOTION** made by Chris to adjourn at 7:04pm.