



## BOARD OF DIRECTORS MEETING MINUTES Wednesday, June 14<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 5:35 PM.

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

**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 Ellen Session and seconded by Shelley Rogalski to approve the May, 14th meeting minutes as presented. **MOTION** passed **UNANIMOUSLY**.

**Presidents Report:** Chris Purnell gave an extensive report on community updates and planning. Chris reported that a vendor had been approved to do the gutter cleanout and repairs and the project will commence July 5<sup>th</sup>-7<sup>th</sup>.

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

### Committee Reports:

- **Landscape and Maintenance Committee-**
- **Hospitality Committee-** The committee has had 2 events. The first was a very successful ladies luncheon. There were 9 ladies that attended. The committee is also working on additional events. More information will be coming on the possibility of a kid's club, water aerobics, and possibly a poker game for the guys. Welcome baskets have been distributed to new residents.
- **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-** There are now 4 volunteers for the committee. Once those volunteers are appointed the committee can now be established. Lauren went over a detailed explanation of the responsibilities of the committee and the process for fining a resident that results in a Hearing Panel.

**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 –**

- None

**New Business:**

**Pressure Washing- Three quotes were presented for pressure washing. The quotes far exceed the budgeted amount for pressure washing MOTION made by to approve the pressure washing of the main buildings main**

**ARC Approvals:**

- **5690 Duval Street- A MOTION** was made by Chris, seconded by Carrie to approve the ARC as presented for installing a water filtration system. All in favor. **MOTION** passes **UNANIMOUSLY**.



**Committee Appointments:**

- **Hearings Committee Appointments:** A **MOTION** was made by James, seconded by Chris to appoint the below members to the 3 seats on the hearings committee with one alternate. All in Favor. **MOTION** passes **UNANIMOUSLY**.
  - Mike Monty
  - Jeff Kiniff
  - Gordan Butler
  - Otto Duff (Alternate)

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

**Next Regular Board meeting** – August 9<sup>th</sup>, 2023 @ 5:30pm

**Adjournment:** **MOTION** made by Chris to adjourn at 7:14pm.