

Harbor Crest 400
Annual Meeting Minutes
January 10, 2019
7 pm

Election of chairman of the annual meeting - Jessica

Welcome new management company Alliance Property Management Solutions

Roll Call and Certifying of proxies -23 proxies - 44 in attendance

Proof of Notice - Notice was posted in accordance with Florida Law

Disposal of Previous Minutes- Celia Leaird read the minutes of the meetings from November Board meeting and January 18, 2018 Annual meeting – motion to approve made by Jim Jenson once Jim made correction to amount of funds 2nd by George Hughes

Board members Oath of Conduct – Harold Brockel, George Hughes, Jim Jenson, Jessie Carlin, Wendell Howell and Pat Ziggarelli stood to take oath

Community fund disbursement 460 – Motion to get new Christmas decorations, new chairs for clubhouse, or spotlight for flag pole, Motion to vote on the most important item to spend the funds on, majority vote in favor of new chairs for Club house

New microphone or fix old microphone – Board will take this upon themselves to take care of for next meeting.

Attorney's answer about owning multiple dwellings in Harbor Crest 400 – Need 75% vote of the members to make amendments to covenants. Motion to vote on who would be in favor of moving forward with the process of making an amendment to the covenants.

Al McNerney move to limit # of units a person can own to one at Harbor Crest

Karen Bates- 2nd the motion- 24 not in favor, 22 in favor

Cheryl Moves to change the limit of units owned to 2 in Harbor Crest

Shirley Curran 2nd the motion -29 in favor 11 not in favor

The motion was approved to move forward with the process of making an amendment to the covenants.

Budget approval/New Management - Questions raised about the new contract, where the funds were coming from to pay the Management company – Jessica said the funds were available, due to the Reserve being fully funded.

- Contract with management company can cancel at any time with 30-day notice

- In 6th months the management company and Board will reevaluate the contract

Duties of the management company

- Legal notices
- Carry out board duties/actions
- Get people needed for repair and negotiate contracts when the board doesn't want to or can not
- Accounting/ accounts receivables/Invoicing/financials
- Storage of all-important documents that are required to be kept for 7 years
- Pay all bills for association
- Interview/estopples/ applications process for sales and leases of units
- Make sure that owners are following the rules and regs of the association

Questions raised on Budget as why the Maintenance budget remained the same even though 2018's expenses were high. Jessica said she was sure there was a reason but due to coming up with the budget in November, she couldn't recall and would report back. Report back -there were Reserve expenses in the operating account, once those expenses are removed, the Budget is accurate.

New Business

Questions raised on interest on Reserves, - Mr. Goss recommended CD's
Jessica reported that getting a better rate was on her radar for 2019

Jessica said she is not the secretary or treasurer as she is not allowed to hold those positions, but she is to help carry out those duties as the board needs.

Kathy Killman took 189 lbs of food to the food pantry after the Christmas party.

Adjournment- Motion to adjourn made by Jessica, 2nd by Jim Jenson

9pm

Respectfully submitted

Jessica Cummings, LCAM

Organization board Meeting

Called to order at 9:07 pm

1. Election of Chair – Jessica
2. Roll call - All board members present with 5 owners in attendance
3. Proof of notice of meeting – Notice was posted in accordance with Florida law
4. Election of officers- Pat Z President
 - a. Pat Ziggarelli - President
 - b. George Hughes – Vice President
 - c. Jim Jenson- Treasurer
 - d. Celia Leaird- Secretary

New business

Jim received 3 quotes for Lock on Pool Gate, they decided to go with the cheapest due to professionalism - \$2474 was the bid. Motion to approve the bid and move forward with scheduling
Motion approved unanimous

Scheduling next board meeting – due to 14-day notice requirements

Jessica said she will read the condo documents and report back on when the next board meeting will take place.

Adjournment – Jessica motion to adjourn, 2nd by George Hughes, 9:45pm

Respectfully submitted

Jessica Cummings, LCAM