

Harbor Crest 400 Budget meeting Minutes 12-3-19

Present Jesse Harold Pat and Jim Absent Wendell and George (board members) Mrs. Cummings from APMS present along with Celia Laird Secretary. Members were present as well.

Pat Z Called to order 10:02 a.m.

Nominate a chair

Jesse nominated Jessica- Jim 2nd

Discussion on Normal budget protocol -2 Weeks to have budget for review and you can choose whether to have budget mailed or emailed with electronic consent form.

How are the Fees determined? –Looking for original documentation, believed to be originally based off of square foot.

Questions re budget numbers from board

Jesse asked about Management fee increase for APMS- Management decreased by 1200 per year

3% vs 2% increase in HOA fee is primarily due to the Utility bill going over budget by approximately 14 grand - issues with plumbing hope is to fix the issue and it will be resolved and avoid increase next year.

Jesse moved that the surplus due to decrease in APMS fee be diverted to Deferred Maintenance Reserve

Jim 2nd Unanimous approval

Election committee very helpful in election mailing and helped management & the hard work over the summer by the board was the reason behind the discount from Management

Difference between smaller & larger dumpster is about \$400

\$75 fee for large item to be picked up Pat Z is trying to get the issue resolved and get them to pick up for free.

Will receive coupon books by mail unless auto pay then will get a piece of paper notification

Jim moved to adopt the 2020 budget with approved changes Pat Z 2nd Unanimously approved

75% of owners are on autopay

\$3.75 a door annually for coupon books -unless everyone changes over to autopay then the fee goes to \$2 a door and also cuts cost on Management

Community fund \$277

Jesse C Moved that community fund be addressed at Annual / Election Meeting in 2020 Pat z 2nd Passed unanimously

Suggestion that the new board evaluates the documents verbiage on nominations.

11:20 Jesse Moved to adjourn meeting Pat z 2nd motion.