

# *Harbor Crest 400 Property Owners Inc.*

*C/O Alliance Property Management Solutions, LLC*

*P.O. Box 36 – Largo, Florida 33779*

## *Annual Meeting Minutes*

*January 8, 2020*

*Call to Order: The Annual meeting was called to order by Jessica Cummings at 7:06 P.M.*

*There were 34 owners present with 13 proxies. There were 77 ballots out of 108 voting owners. The three new board positions were filled by Kris Mandakunis, Harold Brockel, and Frank Young. Joyce Buescher swore in the new members.*

*The 2019 Annual Meeting minutes were approved unanimously. Harold Brockel made the motion to approve the minutes with Wendell Howell second.*

### *Unfinished Business:*

*Utilities: They are over budget for 2019. The company will be contacted to see if a cause can be determined.*

*Everyone was asked to keep check on toilets for Leaks. If a leak is found, please fix immediately.*

*Christmas Party: A 115 lbs. of food was collected at the Christmas Party.*

*Carports: Everyone was reminded that carports are for cars and not furniture or storage.*

*Speed Limit: It was stated again that the speed limit is 10 miles per hour and that you need to stop at each stop sign. There is only 15 min. of parking in front of houses.*

*Social Committee: Social Committee went over budget by \$1,500. Events included are: Pancakes, Christmas Party,*

*Pool Party, and coffee and donuts. Jessica suggested that they could put the community fund towards the expenses.*

*Auto Pay: 81 people are on auto pay*

*720.303: Statutes do not mention anything about election from The floor.*

*Pinellas County Utilities: Once we receive all the bills for plumbing, Jessica will submit them for review to receive a refund on bill.*

*New Business:*

*Purchases: Pat Zigarelli moved to buy picnic tables and a clothesline. Jackie Heaton seconded the motion and it passed.*

*Manager's Report: Lease and Sales Application have been updated To \$55.00 per person fee. You may get the application from the Management Office or Board. The new Board may make changes.*

*Rules and Regulation – Plan to review and update them in 2020.*

*Treasures Report: 3 owners are behind on maintenance fees*

*Jesse Carlin: Jesse thanked everyone for opportunity to be on the Board. He also thanked the volunteers, and all Committee members. A special thank you to Pat and Sam Loucks.*

*Pat Loucks: Pat received special permission for Anona School to For Harbor Crest 400 owners to use the recycle bins*

*Jim Jenson: No need for a fire hydrant because the fire department brings in their own water.*

*Committees: Committees are as follows: Nomination and Election, Architectural, Social, Gardening and Beautification, and Fining Committee.*

*Adjournment: Jesse Carlin moved to adjourn the meeting at 7:55 P.M.*

*Board Meeting: Jessica Cummings called the meeting to order at 7:55 P.M. Jessica was elected chairwoman and all Board members were present.*

*Election of Officers: President – Kris Manakunis  
Vice President - George Hughes  
Secretary – Cilia Leaird  
Treasurer– Frank Young*