

AGENDA

Harbor Crest 400

Board Meeting

April 21, 2021

10:00 am – 11:00 am

- I. Call to order – President
- II. Minutes previous meeting
- III. Harbor Crest budget for 2021
- IV. Establish dates for Fall 2021 meetings
- V. Miscellaneous
- VI. Adjournment

11:00 am – 12:00 pm

Workshop for final review of proposed by-laws

Harbor Crest 400
Board Meeting
April 21, 2021

Meeting called to order by President Mandakunis at 10:05 AM.

Present were: George Hughes, Pat Zigarelli, Frank Young, Deborah Moore, Chris Mandakunis, Celia Leaird
APMS staff present: Mike Pompeo, Lynn Rohling

President Mandakunis identified a number of issues/discrepancies in the financial reports, bank statements, and APMS financial records. Due to these discrepancies, the Board at a meeting on 4-19-21 voted to have a financial review. (This was a private meeting addressing a private homeowner issue.) The firm (Meyer) gave to APMS an engagement letter today. Work will begin this week. If the issues identified are more in depth than can be addressed in a review, an audit will be necessary.

Budget 2021

Chris Mandakunis identified line by line the items on the proposed budget. Pat Zigarelli and Deborah Moore seconded to accept the 2021 budget as proposed. Passed unanimously.

The issue of the By-laws and Covenants filed in 2014 were not the covenants and by-laws voted on in 2012. Therefore it is necessary to propose changes in covenants and by-laws and submit for a vote to the membership. New documents have been drafted in a number of workshops and will be presented to the members within the next 2 weeks. A vote will not be considered until January 2022. Election Committee volunteers are solicited. A sign-up sheet is posted in the clubhouse.

The meeting was adjourned at 11:25 AM by Chris Mandakunis.

Future Meetings

Annual Meeting-January 26, 2022 at 7:00 PM in the clubhouse.

Letter soliciting intent to run for the board will be mailed by September 30, 2021.

The intent to run for the board must be received by November 15, 2021.

Nomination Committee Meeting-November 17, 2021 at the clubhouse at 7:00 PM. Within a week of the Nomination Meeting, ballots will be mailed.

Respectfully submitted by Celia Leaird, Secretary

Board Meeting
April 19, 2021
PRIVATE MEETING REGARDING
NORFOLK SON, EDWARD

Present were: Deborah Moore, Frank Young, George Hughes, Pat Zigarelli, Chris Mandakunis, Celia Leaird, John and Janet Norfolk, Mike Pompeo

Letter attached was presented to Mr. and Mrs. Norfolk outlining issues with son, Edward, which have resulted in a board decision to issue a trespass order. This order will prevent the son from being on Harbor Crest 400 Property.

Mrs. Norfolk was concerned about her son's health issues if not allowed to be with her (diabetes).

This meeting was adjourned.

On April 21, 2021 the board met and was presented with the following information from Mrs. Norfolk. She requested that her son be allowed to visit on holidays. Harold Brockel will propose a letter to state:

- * Edward Norfolk will be allowed to visit Harbor Crest 400 10 days per year that can include holidays and family birthdays
- * Mr. Norfolk will not spend the night on these visits
- * Mr. Norfolk will not drive any vehicle on Harbor Crest 400 property.

Respectfully submitted
Celia Leaird, Secretary