

**AGENDA
HARBOR CREST 400
BOARD MEETING
JANUARY 20, 2021
10:00 AM**

Call to Order-Chris Mandakunis, President

Minutes from January 14, 2021-Celia Leaird

2021 Budget

Discussion regarding issues that impact the budget. Two identified issues are:

- Dollar Amount Cap for services without board action
- Cap on required number of bids solicited
- Other

Vote

Management Company Proposal Discussion

Management Company Contract Vote

Adjourn

Send out a letter asking permission for Doctori
Communication
notify of doing work in addition to as well

**Harbor Crest 400
Board Meeting Minutes
January 20, 2021**

The meeting was called to order by Chris Mandakunis, President at 10:00 AM.
Present: Chris Mandakunis, Pat Zigarelli, Frank Young, Celia Leaird
Present by zoom: Wendell Howell
Absent: Harold Brockel, George Hughes

Minutes were approved as read.

Old Business

Chris Mandakunis announced that a summary of the tree trimming issue must be given to all homeowners with at least a 14-day notice before the membership can vote on this issue. A notice will be sent to all homeowners explaining the issue. A meeting is set for a membership vote on this issue on March 3, 2021 at the clubhouse at 7:00 PM

New Business

Mike Pompeo agreed to request a CAM opinion on the legality of using email for a board vote and a general membership vote by electronics. Mike agreed to follow up and report back.

Chris Mandakunis moved and Frank Young seconded that homeowners and board members be given a form for signature to authorize their electronic vote.
Motion carried.

Chris Mandakunis moved and Frank Young seconded that the Ameritech proposal be disregarded.
Motion carried.

Chris Mandakunis moved and Pat Zigarelli seconded to consider APMS management contract proposal. Motion carried.
Afterwards, discussion was entertained and answered.

Chris Mandakunis moved to accept the \$1500.00 per month amount with APMS for management only. Wendell Howell seconded. Motion carried.

Chris Mandakunis moved to consider APMS maintenance proposal in addition to the management proposal. Frank Young seconded. Motion carried.

Chris Mandakunis moved and Frank Young seconded that the board approve the maintenance proposal with APMS contingent upon relieving the current maintenance contractor for failure to meet any requirements per the terms of the contract, effective as soon as possible.

Two board members voted yes and two board members voted no; therefore a tie vote which could not carry.

Wendell Howell then moved and Pat Zigarelli seconded that the APMS maintenance proposal be tabled until a full complement of the board was present. Two members voted yes and two members voted no; therefore the motion could not carry.

Chris Mandakunis moved to accept the pool maintenance proposal of APMS. The current maintenance proposal will be reviewed by the board by February 24, 2021. Wendell Howell seconded. Motion carried.

Chris Mandakunis moved to adjourn at 12:35 PM.

Future Meetings

January 27, 2021-Annual Meeting-7:00 PM at the clubhouse

February 10, 2021-Board Meeting for the sole purpose of determining whether to continue the current maintenance contract.

March 3, 2021-General Meeting at 7:00 PM at the clubhouse to have membership vote on the tree trimming issue.

Respectfully submitted by Celia Leaird, Secretary