

HARBOR CREST 400

ANNUAL MEETING

JANUARY 18,2023

Meeting called to order at 7:05 PM by Robert Kelly, Ameritech, who was also appointed as chairperson.

Present: Deborah Moore, Birgit Delaidatti, Maranielly Vazquez, Tom Hidde

Absent: Pat Zigarelli

The proof of meeting announcement was certified. The quorum and certification of proxies was approved. There were 60 ballots and 38 owners in attendance.

Minutes of the 2022 Annual Meeting were read. Sherri Skalley moved and Karen Bates seconded the approval of the minutes. Unanimously approved.

A verbal consent was given by each candidate certifying that each had read and agree to abide by the documents of the association.

Before the close of the ballot box Jim Jenson asked about nominations from the floor. Statute 720.303 was revised to do away with nominations from the floor. This revision will be shared when available.

An election committee of non-candidates were approved to count ballots. Karen Bates moved to close the ballot box seconded by Deb Moore. Approved unanimously.

Marianelli Vasquez shared the Board Accomplishments of 2022 and Issues to be Addressed in the Future. This is attached to the minutes.

Deb Moore thanked persons who had voluntarily served in 2022:

- **The board of directors and officers**
- **Secretary Celia Leaird**
- **Marie Fuller for the review of the financial documents**
- **Monique Nappi for building accountability procedures into the maintenance contract**
- **Karen Bates for chairing the election committee**
- **Jackie Heaton for printing a tremendous number of documents**
- **Vince Dimish and Rosemary Carlin for making the owners list accurate**

At 7:45 a break was announced for the counting of the ballots. Thanks to Tim and Georgianne Sullivan and Deborah Moore for the refreshments shared by all.

The meeting was reconvened for the results of the election:

David Livingstone-33 votes

Sherri Skalley-54 votes

Deborah Moore-29 votes

Therefore the new board members are David Livingstone and Sherry Skalley.

There followed an Open Forum for owner input:

- **Don Crea shared that he was not happy with the management company because they paid bills that were already paid and paid late so there was a late charge.**
- **Jim Jenson was concerned that there are no minutes for certain meetings where important decisions were made. He was told that these meetings could be shared with owners by Ameritech.**
- **Jesse Carlin asked about the status of the 55 plus community certification.**
- **Sherri Skalley asked if there was information about traffic calming devices which could be shared at the special meeting. Answer, yes board will be prepared.**
- **Linda Rivera shared concerns that the lawns have not been mowed for a month and the unsightly condition of the property on 1st street.**
- **Jackie Heaton requested that the Welcome Committee be reinstated and the updating of the clubhouse. These items can be addressed at the special meeting.**

The board for 2023 is:

Maranielly Vazquez, President

Thomas Hidde, Vice President

Sherri Skalley, Secretary

Birgit Delaidatti

David Livingstone

Though not a board member Marie Fuller volunteered to act as treasurer.

Amber from Ameritech chaired this meeting. Each appointment was properly moved and seconded by the members of the board and each passed unanimously.

Respectfully submitted by Celia Leaird, Secretary

Future Meetings

Special Meeting January 26, 2023 at the clubhouse at 7:00 PM.

Board Accomplishments in 2022 & Issues to Address in 2023

- 1. Association dues for this year did not increase.** We realize that the increase in dues last year was a lot for some homeowners, so being able to keep them the same for one more year was a big win.
- 2. A study was done to make sure our reserve accounts have enough money.** The price of everything is going up, so it's important to have a review done to make sure the reserve funds can still cover the increased costs of replacements. The good news is that our reserves remain fully funded. On another note—During the budget meeting last year, we saw that some people were disappointed that their input wasn't considered before the budget was voted on, so this year, we hope that we can discuss the budget at a board meeting before the budget meeting. This will allow people to share their ideas and we can take them into consideration before the budget is worked out.
- 3. The roads are finally sealed.** The road work had been an on-going issue for a few years. Some people thought they should all be torn out and redone. Some people thought that they only needed to be resealed. As time passed with nothing done, the roads were getting worse, so this board decided to do the work that was necessary. Three contractors were consulted, and they agreed on the work that needed to be done. I know things weren't handled the way that some people in the community are used to, and none of us are happy with the result, but we are still working with the contractor to see what can be done.
- 4. A long-standing pool flow issue was finally fixed.** Our pool was at risk of being closed because the pool flow rate was below the required rate (our deadline was the end of June). I did some research and discovered that it had been an issue since before 2013 (that was the last record available). Mike Pompeo worked diligently and was able to fix the issue in time. It also saved us from having to pay a reinspection fee. In regards to Mike Pompeo and the maintenance work. We did renew his contract with 2 checks and balances in place that will hopefully improve the quality of his work. First, he agreed to share his work logs with me, so I can follow-up on the work that he's done. Second, Monique and Mike Pompeo created a maintenance request form for residents to report work that they see needs to be done. We'll explain all of this in more detail at our special meeting.
- 5. We've begun to regain the sense of Community.** Activities done before Covid have started again and new ones are being added. This is not to the credit of the board, but to the members of this community that are coming together to help, to participate, and to make this a happier place. We hope to continue to strengthen our community, so keep sharing your ideas.