

# Harbor Crest 400

## Minutes for Dec 12, 2024

Meeting called to order by Angela Johnson (Ameritech) at 7:07 PM

Present: Maranielly Vazquez, Tom Hidde, and Deborah Moore

Absent: Sherri Skalley, and Jackie Heaton

List of homeowners in attendance is attached.

There was a quorum of the Board

Proof of Meeting: Notice was posted and emailed (certified)

### Approval of All Prior Minutes for 2021, 2022, 2023, and 2024

A list of minutes requiring approval is attached. Deborah Moore moved and Tom Hidde seconded that the reading of the minutes be waved and be approved as written. Passed unanimously.

The minutes of the meeting for November 14th 2024 were read (budget meeting). Tom Hidde moved and Deborah Moore seconded that the minutes be approved as read. Passed unanimously.

### Open Forum

Reminder: Association dues for 2025 will be \$164 beginning January 1st 2025

Coupon Books: If you pay by use of a coupon book, please be aware that these books are likely to be late. You may pay directly to Ameritech. You may also need to give notice to your bank of the new amount if you have automatic payment with your bank. Make sure if you mail a check to Ameritech that you pay to Harbor Crest 400 and include your unit number. Otherwise, continue to pay as you always have.

Documents Update: Documents are being revised and updated by Harbor Crest attorney.

Fences: Tom Hidde announced that a new quote for vinyl fences was estimated to be between 37,000 to 42,000. Still need two more quotes. Mr. Hidde also discussed the possibility of cement block fence between 1st St. and the shopping center. A board member needs to discuss this possibility with the owner of the shopping center. Hopefully, he is willing to share costs.

Architectural Committee: They will begin work in January 2025. Their findings will necessitate referral to a fining committee for non-compliances. Follow-up, the establishment of a finding committee is required by Florida statute for 2025. For properties that need major improvement, it is possible to waive the fining committee findings and refer directly to the attorney for action.

Deborah Moore moved to adjourn the meeting, and Tom Hidde seconded. Meeting adjourned at 8:18 PM.