

## Harbor Crest 400

### Board Planning Meeting Minutes for 10/7/25

The meeting was called to order by Maranielly at 6:08 pm

Present: Maranielly Vazquez, Jackie Heaton, Paul Ilege, Debrah Moore, and Tom Hidde (via phone)

Jackie:

--She spoke with the company that will be doing the pool deck pavers resealing. They assured her that they are careful about over-spraying. Jackie stated that she has not had issues with over-spraying when they have resealed her pavers. The job was approved at a previous board meeting. We were waiting for the urinal to be done, so now Jackie can call to schedule the job.

Debrah:

--New trees were planted at the entrance. Debrah sent information about this to Maranielly, who will share it with everyone.  
--She informed us that Laurie measured the brick space at the entrance for a new HC sign. The previous sign was blown off by Hurricane Milton. Tom suggested getting all new signage around the community. Paul spoke with a painter regarding painting a new sign in that space. Tom will research getting a new sign when he is back in the community next month.

Paul:

--He reported that the fence gates need adjusting. Debrah will call Ronell regarding this.  
--He reported that someone dumped commercial windows in our dumpster. He showed a sign that can be placed at the dumpster warning about illegal dumping. He spoke with Largo PD. They said they would go out to issue citations if we give them all the information they require regarding the people doing the illegal dumping. Paul will continue researching our dumpster issue and will share further information during a future board meeting.

Maranielly:

--She asked what Oct date works for our budget workshop board meeting. Oct 23<sup>rd</sup> was agreed upon.  
--She spoke with Soles Exterminating regarding exterminating ants. They said only treating the grassy common areas would not be effective because the ants will move to untreated

areas and then come back. The best thing to do is to treat the whole community. It would cost \$250 bi-monthly. The cost we pay for clubhouse spraying would be included. This information will be shared during a future board meeting.

**Review Contract for New Management Company:**

A new property management company is being considered. The contract was reviewed and desired changes discussed. Paul presented information regarding the company owner. Further discussion was tabled.

**Open Forum:**

A dumpster question was asked of Paul. How will you know who to report for illegal dumping? Some friends/family throw away garbage for residents. Paul stated that he would take this question into consideration.

Meeting adjourned: 7:30 pm

Minutes Approved on: 11-5-28 Submitted By: M. Vayor