

Community Meeting – July 31, 2025

Harbor Crest 400 Clubhouse

Board Members Present: Maranielly Vasquez, Debrah Moore, Jackie Heaton, Tom Hidde (via phone,) and Paul Ilge (via Zoom)

Also Present: Patricia Murphy (Minutes-taker,) Angela Johnson, Ameri-Tech Rep.

Residents attending in person or via Zoom: (See sign-in sheet)

- **7:12 pm**
 - Meeting called to order by **Angela Johnson, Ameri-Tech Rep.**
- **7:13pm**
 - Quorum of the Board
 - Certified Proof of Notice
 - Posted Outside
 - Posted on Bulletin Board
 - Emails sent out
- **7:14pm**
 - **Maranielly** read the minutes from the last board meeting and requested a motion to waive the reading of the planning meeting minutes because they go back several months. Community advised that these are available on the website. Also, advised planning meetings are the first Tuesday of every month and the community is welcome to attend. Motion to waive reading of planning minutes and approve all minutes made by **Debrah** and seconded by **Jackie**. Board votes unanimous.
- **7:18pm Old Business**
 - **Urinal Repair – Report by Maranielly:** We have 2 quotes to repair and replace the urinal in the men's bathroom. Since the majority of men seem to want the urinal replaced, Maranielly only discussed the quotes that include replacement. Floor tile replacement will need to be done by someone else.
 - **Dunedin Plumbing:** They have done work here before and are a trusted, reliable company. Their quote for repairs and replacement is **\$3,941.60**.
 - **Graywater Plumbing:** Referred by **Patti Murphy** as very reputable, reliable company that has been in business for many years. Advised that they're offering a great price because they're close friends with her son. Also, possible the 2 urinals are different types. Quote for repair and replacement is **\$2,750.00**
 - **7:30pm** Paul Ilge made a motion to approve going with **Graywater Plumbing**. Jackie seconded the motion. Board votes unanimous.
- **7:31pm New Business**
 - **Pool Resealing – Report by Jackie:** We only have one quote because Jackie has used them and their very reliable and do excellent work.
 - **Premier Brick Pavers, Inc:** Their quote is **\$3,989.00**. For this amount, they will:
 - ❖ Power wash/scrub all pavers in the existing pool deck area
 - ❖ Re-sand joints
 - ❖ Spray flood coat and top coat of water-based sealer. This sealer is EPA friendly and lasts approx. 2-3 years.
 - **Notes:**
 - ❖ Pool will need to be closed for one day.
 - ❖ Pool furniture will need to come inside clubhouse (volunteers welcome.)
 - ❖ Our pool company will need to do a heavy-duty cleaning afterwards, due to overspray.
 - **7:41pm Debrah** made a motion to approve this quote. **Tom** seconded the motion. Board votes unanimous.
 - **New Lawn Maintenance Contract – Maranielly:** Our previous lawncare company quit. We hired **Grass Monsters** for a one-time job and we were happy with their work, so now they're coming every Tuesday, without a contract, for **\$1,500/month**. This does not include trash pick-up. Frequency will change during winter months, as needs change.
 - **7:50pm Jackie** made a motion to approve this contract. **Debrah** seconded the motion. Board votes unanimous.
 - **New Garbage Pick Up Contract – Maranielly:** **John Taylor and Lisa Raftery** have agreed to continue collecting the trash until the end of the year at **\$500/month**, (up from \$300.) If we have not found someone else by then, he is willing to renegotiate. Even with this increase, combined with the lawncare is still less than we were paying Andy.
 - **8:10pm Paul** made a motion to approve the new contract. **Tom** seconded the motion. Board votes unanimous.
- **8:11pm** Discussion about unauthorized people using our dumpster and dropping off furniture, etc... **Paul** said that this was illegal and proposed that we monitor the dumpster with a motion-activated camera to get plate numbers and report them to the police. **Paul** will research costs involved.
 - **Reinstatement of Soles Extermination – Maranielly** asked if we wish to reinstate our contract with Soles Extermination. They will fill the bait boxes and spray inside and outside the clubhouse.
 - **8:11pm Debrah** made a motion to approve this reinstatement. **Paul** seconded the motion. Board votes unanimous.

- **8:12pm Open Forum**
 - **New Fence**
 - Almost complete, just doing finishing touches
 - Debrah continually checked on their work
 - Questions regarding depth, comments about them cutting the poles instead of digging deeper holes. Advised this was only done when stump grinder couldn't reach all of the roots. (Stump grinder reaches 2'.) Note that they are secured by cement and will be inspected before final payment.
 - Questions regarding materials used and rating. There are 3 grades of PVC used: Standard, High Quality, and 130 mph certified. Board had no idea of type used, but Debrah believes it has a 7-year warranty.
 - Asked if code pads were put on the gates. No, per Maranielly, standard locks will be used at the gates because they don't have the power to install automatic locks.
 - The couple that was using the pool have not been seen all summer.
 - **Architectural Committee**
 - **Debrah** admitted that the committee has been "slacking off" because most of the people that received notifications have complied.
 - Complaints expressed about people not up to code particularly regarding
 - ❖ Hoarders or people using their houses as a storage unit
 - ❖ Homes with rat infestations
 - ❖ Empty homes where owner has passed
 - ❖ **Angela** advised we can only enter a home to maintain its integrity, i.e. a water issue. Even police can't enter if person inside is of "sound mind". Florida State Law has a process if this is necessary. Does not advise we do anything regarding issues inside a home without conferring with our attorney.
 - Questions regarding pool locks/fobs. **Paul** is looking into it.
- **8:34pm Debrah** made a Motion to Adjourn. This was seconded by **Tom**. Board votes unanimous. Meeting adjourned.

Respectfully Submitted,

Patricia A.I. Murphy