

**Harbor Crest 400 Board Meeting
for the Purpose of the 2026 Budget Approval
November 13, 2025**

Meeting called to order at 7:16 PM by Angela Johnson, Ameritech

Present: Maranielly Vazquez, Jackie Heaton, Debrah Moore, Paul Illge, Tom Hidde (by phone)

There was a quorum of the membership and the board.

There was appropriate notice of meeting.

Budget Questions and Statements

Marie Fuller, Volunteer Treasurer, asked some questions regarding the Total revenue proposed on the proposed 2026 Budget. She asked why the total revenue was one line item. She prefers all revenue broken into appropriate categories:

Laundry

Late Fees

Application Fees

Ms. Fuller also requested bank statements from Truist Bank. Angela Johnson said she would make that request. She further indicated that any rollover funds may go into reserves. Also, it is permissible to have CDs and/or Money Market in the reserves.

Fences: The issue that additional funds (not in the original contract) for the fences were paid based on Board approval and not authorized by the entire membership. Anytime money is spent from the reserves the expenditure must, by law, be approved by the membership. This point was made and was heard. Future action in this regard is not determined.

A question arose regarding the purchase of pool furniture. The president said if pool furniture were to be purchased it would be paid from the clubhouse renovation fund.

After discussion regarding whether the membership desires to raise the maintenance fees to \$170.00 per month as this amount is higher than needed to maintain the budget, it was determined that there is a need to put additional funds into the reserves as there was significant expenditure from the reserves for the fences.

Maranielly Vazquez moved to adopt the proposed budget with 4% increase, seconded by Debrah Moore and passed unanimously.

BOARD MEETINGS ARE THE SECOND THURSDAY OF EACH MONTH (as needed during the summer).

NEXT BOARD MEETING DECEMBER 11, 2025.

Debra Moore moved to adjourn the meeting at 8:46 PM.

Respectfully submitted by Celia Laird, Secretary.