Harbor Crest 400 Board of Directors Planning Meeting
September 9, 2025

Present: Maranielly Vazquez, Debrah Moore, Jackie Heaton, Paul Ilge Celia Leaird

Absent: Tom Hidde

Paul Illge reported that he:

- Had receipts for repair on club house door.
- Had treated red ant problem around the pool. Board decided to discuss red ant issue with Soles Pest Control.
- Wanted to clarify that the contract for trash pickup was with both John Turner and Lisa Rafferty.
- Was advised by John Turner that some residents were asking him to pick up trash in their homes or behind their homes etc. Board advised that the job was to pick up trash curbside -nothing else.
- Was pricing cameras-not purchasing them in response to the board president's inquiry. He was pricing battery operated cameras and not WiFi operated cameras.

Dumpster Issues

This has been an on-going discussion for years:

- How to stop unauthorized users
- Shall we get a camera and who would monitor it etc.
- Where shall we place the dumpster

This ad nauseum discussion ended by asking Paul Illge to check the price for purchase of a fake camera.

Paul Illge requested the cost to harbor crest in the past year for the city picking up items placed by the dumpster that were too large for the dumpster. Marie Fuller (volunteer financial officer) can determine how much has been spent on debris removal.

Pool Deck Sealing

Paul Illge said he had been in discussion with pool service contractor regarding resealing. The contractor warned that reseal overspray would harm the pool and that the pool service contract would charge for clean- up. Jackie Heaton agreed to have this conversation with the pool seal contractor. She will inquire regarding necessity for covering pool.

Fence

Paul Illge raised the issue of an additional $10,000 for the additional work required for fence completion. He indicated that the charge was not approved by the Board. He was clearly told that he had been on the phone for this discussion and all conversations regarding the fence from start to finish. Three members of the board voted to approve the additional payment and that was sufficient. He would not let the issue drop and became increasingly argumentative until he was told that 3 board members was a majority and the issue was dead.

Debra Moore

- Document Changes: Indicated that the letter had been mailed regarding the percentage of owners required to approve document changes. This letter requested owner(s) and notary signature before return.
- Ameritech Contract: Due to time constraints, the board must start interviewing for potential management contractors. The board agreed. A meeting was scheduled for Tuesday, September 16, 2025 at the clubhouse at 6PM for the first interview (B and C Community Management).
- Beautifcation: We need a follow-up contact with the company that agreed to submit a bid for pressure washing the sidewalks.
- Sealing Streets: This is a dire need. Should have been done 2 years ago. Because this hasn't been done the warranty has expired.

Maranielly Vazquez

Brought up the issue of a Community Directory. Accomplishing this task involves several issues

- There are confidentiality issues;
- it is a cumbersome and difficult task;
- no one has indicated interest in doing it.

Therefore, it was agreed that this is not a priority at this time.

Motorcycles

Paul Illge brought up the issue of motorcycles in the community, then argued that the current documents do not prohibit motorcycles. Because prior documents have prohibited motorcycles, some residents are complaining about his motorcycle. This precipitated a volatile discussion which primarily indicated that he should have known better due to historical precedent. He then indicated that he is legally correct under the current documents. There continued to be heated discussion until the meeting was adjourned.

The meeting was adjourned at 8:05 PM.

Respectfully submitted by Celia Leaird, Secretary