

Harbor Crest 400

Meeting Minutes 8-6-26

Meeting called to order at 7:17 pm

Proof of Notice: Meeting notice and agenda were emailed and posted at the clubhouse.

Establish Quorum: Board members in attendance were Debrah Moore, Celia Leaird, and Laurie Cassidy (Paul Illege and Thomas Hidde are suspended until training hours are completed.)

New Business:

--Laundry Contracts: The board has received 3 laundry contracts. The companies are Bay Area Laundry, Commercial Laundries of Tampa, and Caldwell and Gregory in Virginia. The community's current washing machines lease is with Bay Area Laundry. It expires in October. The new contract will include all machines in the laundry room (2 washers and 2 dryers). Bay Area's contract will be for 3 years. They will fix or replace the broken dryer. They will respond to repair calls within 14 days. They will raise the cost for each machine to \$2.00. They keep 75% of laundry money. We get 25%. The other 2 company contracts were summarized together--length of contract being 7 yrs; repairs within 48 hours; machines cost \$2.00; no coins-only cards to operate machines; and no in-home machines. Not allowing private washing machines was concerning to the residents present at the meeting. There was some debate questioning if the "no in-home machines" was actually in the other contracts, but only the Bay Area contract was emailed for review.

Paul Illege motioned to repair the broken dryer. David Monahan seconded the motion. Motion was voted on by residents present at the meeting (16 attendees). Three votes were in favor. Motion was denied.

The board decided to table the vote on the contract until the next board meeting (possibly 14 days away). This will allow time to email all 3 contracts for residents' review.

--General Maintenance Discussion: Repair of the bug-damaged trim by clubhouse doors was not discussed.

An update regarding keys for the fence gates was given. Ronnel (fence company owner) has not talked to Paul since the job was done. Debrah was not able to meet with Ronnel

due to a medical emergency. Brief discussion regarding not good idea to lock the gates—who will lock and open them daily?

--Appointment of Committees: 4 committees have been formed. The chairperson of each committee must be a board member. They are as follows:

1. Interview/Welcoming Committee—Chair is Celia
2. Architectual Committee—Chair is Debrah
3. Road Maintenance Committee—Chair is Celia
4. Governing Documents Committee—Chair is Laurie

Signup sheets to volunteer for the committees will be in the clubhouse. The committee members will be appointed by the board at the next board meeting (possibly 14 days away).

Adjournment: Debrah motioned to adjourn meeting. Jesse seconded the motion. Meeting adjourned at 8:17 pm.

Meeting minutes respectfully submitted by Maranielly Vazquez.