

Harbor Crest 400 Board of Directors

Meeting Minutes July 2, 2026

1. **Call to Order** - Angela called the meeting to order at 7:01pm
 - **Appoint Chairperson** - Angela asked the board if the board was ok with her chairing the meeting. Paul was not, so Debrah chaired the meeting.
 - **Proof of Notice of Meeting** - Was posted and emailed.
 - **Establish a Quorum** – All board members were present. Debrah Moore, Celia Leaird, Paul Illge and Laurie Cassidy were present in person and Tom Hidde was on speaker phone. Angela Johnson, from Ameritech, was present.
2. **Old Business**
 - **Overdue Homeowner Accounts** – Laurie reported that there were two overdue accounts. They are overdue by \$1541 and \$1552. The one that is overdue by \$1552 the owners have passed away, and it is going through probate. Laurie made a motion to send that account to the attorney for further collection. Celia seconded and all were in favor.
3. **Officers Reports**
 - **Treasurer**- Laurie reported on the delinquency process. Angela explained the collection process with Ameritech. Notices of Late Assessments are sent on the 15th of the month. Currently Harbor Crest charges a \$5 monthly late fee and no interest. Statutes state that an association can charge up to \$25 monthly late and 18% interest charge, depending on their documents. This is something that can be put in place with a Collection Policy that the board would adopt.
4. **New Business**
 - **Garbage removal Contract** – The current contract was extended one month to July 31, 2026. Debrah created and submitted RFP's (Request for Proposal) to prospective companies. The current contract is \$550 a month and they submitted a proposal to increase the rate to \$650 with recycling and \$600 With no recycling. Sparkle and Shine submitted a proposal for \$525 a month with no recycling. Another proposal came in at \$600 a month that includes recycling. Paul made a motion to accept the proposal from Sparkle and Shine for 6 months. Laurie seconded. No board majority. Debrah made a motion to approve the current contract with John and Lisa. Tom seconded and Celia was in favor. Laurie and Paul were not in favor. Discussion was on where in the budget to take the extra funds from since the amount budgeted

was \$500 monthly for the year. Discussion on the hours for pickup, the need for recycling and how satisfied the community was with the current vendor.

- **Drainage Issue Update** – Paul reported the flooding on 1st Avenue, 3rd Street and the entrance. The issue is that they all drain to the same drain and into an underground pipe on 137th. He contacted the City of Largo EPW who came out to assess. They will dig out the trench to help the draining above ground within the next month. They will also have an underground engineer come out to assess the pipe and underground drainage. They will be using a camera to assess the pipe and determine what needs to happen to alleviate the backup of the underground drainage. Debrah appointed Paul as Chairperson of the Drainage Committee. He will follow up with the city and report back to Debrah.
- **Street Repairs and Sealing Contract** – Celia reported that she solicited 3 proposals primarily to repair the areas that need it and to seal the areas that were already repaved. She only received one proposal, and one contractor withdrew their proposal. This is tabled until March or April as was recommended by the contractors. Discussion was on budgeting for future milling of the roads. Paul was appointed to be the chairperson of the Roads Committee. Paul reported his recommendation to have the roads milled and paved that need it, approximately 40,000 square feet. Then, a year later seal the entire complex and get on a maintenance program to reseal every 3-5 years.

5. General Maintenance Discussion –

- Discussion on various maintenance items that need to be addressed, such as rotted trim in the clubhouse. The Pool house also is in need of repairs. Discussion on having community volunteers.
- Discussion on the laundry contract the community currently has with Bay Area Laundry and options in renewing that contract, exploring other contracts or purchasing and maintaining the laundry themselves. Currently there is one dryer that is broken. Decision was to gather more information and discuss at the next meeting. Laundry income and collection were also discussed.
- Discussion on the keys for the fence/gate and possibly locking the gate near the strip mall in the evenings for safety purposes. Paul will follow up with the fence company to get the keys.
- Discussion on removing the stumps in the pool area. The previous board had it looked at and the equipment required would not fit in the angled way the gate is positioned. Suggestions of placing planters with flowers in that area

or revisiting another company to have the stump removed and plant another palm in its place.

- Discussion of placing signs around the dumpster or possibly cameras due to illegal dumping of others and the association being charged.
- Paul handed out the first proposal of new rules and regulations and requested that suggestions be made within 30 days. He worked on this with Sharon, Jordan, Laurie, Karen, David and Frank. He will also email them.

6. Approval of Prior Meeting Minutes - Minutes were approved with changes.

7. Adjournment Meeting adjourned at 9:09pm