

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING  
Date: 06/28/ 2021, Meeting held at 1016 Audubon Dr.

Called to order at 6.02p.m.

Board Members: Chuck Hajduk – President  
Gary Anderson – Treasure  
Austin Rivera – Secretary

Management: Constance Toles Highlander Group. Phone  
Guest: Paul Turner

Motion to approve meeting minutes 05/24/ 2021. Chuck Hajduk second Gary Anderson

**Treasures Report.**

1. Owner Aging report \$1,520.00
2. May 31,2021
  1. Operating Account \$21,147.63
  2. Reserve Account \$62,005.08
  3. Account Receivables & Other Assets \$9,648.34
  4. **Total Assets \$82,801.05**

**Board approved:**

1. Quote from Azul for \$350.00 to remove overgrown tree and replace with 2 burning bushes at 1032 Sandpiper.

Motion to approve financials: Austin Rivera second Chuck Hajduk.

**Highlander Group: Constance.**

1. Contact Waterford Township regarding installing gate/lock box or fence between shopping center and 3423 Audubon Ct. where fire hydrant is located.
2. Verify bylaws approval percentage need to obtain a loan.
3. Contact Roofing Committee regarding presentation to the board on July 26<sup>th</sup> 2021

**Roof Committee. Paul Turner.**

1. Delay replacement for 2 years. Material cost could go down. **Board in favor.**
2. Raise HOA fees  $\$65.00 = \$29,640.00 \times 2 = \$59,280.00$ .
3. Use current reserves. **Not an option. Our reserves have to be maintained at certain level to cover any addition maintains/repairs Currently they are \$62,005.00 and should be \$100,000.00**

**New Business:**

1. Approved Alteration/ Modification request from Co- Owner of 1025 Audubon Dr. to backfill with top soil and grass seed along canal.
2. Annual meeting set for August 23rd 2021 at the 300 Bowl

**Old Business:**

1. Roof Committee written report

Meeting adjourned at 7:06 pm  
Next meeting July 26<sup>th</sup>, 2021

Submitted by Austin Rivera & Chuck Hajduk