

## THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: 03/27/23, Meeting held at 1016 Audubon Dr.

Called to order at 6:00p.m.

Board Members: Chuck Hajduk – Président

Gary Anderson – Treasure

Austin Rivera – Secretary

Management: Constance Toles.

Guest: Joe Zeleznik.

Motion to approve last meeting minutes (10/22/2023) Chuck Hajduk, second Gary Anderson.

### **Community Feedback. -Joe Zeleznik**

#### 1. Power Outages.

1. Concerns about the multiple power failure that last for days and “brown outs” that cause 10 sec power disruptions.

2. Constance Toles to inquire about power grid condition with Waterford Township

#### 2. Geese Droppings.

3. Removal of geese and nests from shoreline.

### **Treasures Report.**

#### 1. End of 2022 Year Report:

1. Operating Account \$9,584.58
2. Reserve Account \$88,065.63
3. Roof Replacement Reserve \$15,960.00
4. Account Receivables & Other Asset \$3,004.31
5. **Total Assets \$117,344**

#### 2. February Financials:

1. Owner's Aging Report: \$1,199.75
2. Operating Account \$24,875.50
3. Reserve Account \$90,595.39
4. Roof Replacement Reserves. \$18,620.00
5. Accounts Receivable & Other Asset \$1,338.24
6. **Total Assets \$135,429.13**

### **Board Approved:**

1. Bid of \$480.00 from Parker Service to open & close sprinkler system.
2. Hiring of Goose Busters to remove goose nests \$100.00 plus \$20.00 per nest.
3. \$159.79 for sump pump back up battery for 1033 Audubon Dr.

Motion to approve financials Chuck Hajduk second Austin Rivera.

**Highlander Group: Constance Toles.**

1. Water basin repairs are scheduled to begin when weather begins to clear (April).
2. Snow, removal company to fix grass from snow plow damage,
  1. 10% of the final payment will be withheld until damage is repaired.
3. Parker Services to check 1046 Sandpiper (front of unite) potential leak from sprinkler heads.
4. Follow up with Robin regarding money market for reserves.

**New Business:**

1. Community Spring cleanup scheduled between April 7<sup>th</sup> -19<sup>th</sup> weather permitting.
2. Gary, to investigate repellent spray for chipmunks 1058 Audubon Dr.
3. Price from Azul Gardens to repair retaining wall at 1046 &1058 Sandpiper.
4. Additional stain for retaining walls and paint for street signs etc.
5. Board approved generator insulation 3385 Audubon Ct

Motion to adjourn: Chuck Hajduk, second Austin Rivera.

Meeting adjourned at 7:00pm  
Next meeting: April 24, 2023

Submitted by Austin Rivera.