

## THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: 05/22/23, Meeting held at 1016 Audubon Dr.

Called to order at 6:00p.m.

Board Members: Chuck Hajduk – President

Gary Anderson – Treasure

Austin Rivera – Secretary

Management: Constance Toles

Guest: Scott Bates from **MI Roof Renewal**

Motion to approve last meeting minuetts 04/24/23 Chuck Hajduk, second Austin Rivera

### **Treasures Report:**

April Financials:

1. Owner's Aging Report \$823.47
  2. Operating Account \$16,362.75
  3. Reserve Account \$93,115.57
  4. Roof Replacement Reserve \$21,280.00  
Total Reserves: \$114,395.57 (**Note: \$70,000.00 in a CD**)
  5. Accounts Receivable & Other Assets \$13,421.17
- Total Assets \$144,179.49**

### **Board approval:**

1. New skylight at 3405 Audubon Ct.
2. Addition of garage door vents at 1016 Audubon

Motion to approve financials: Austin Rivera, second Chuck Hajduk

### **Open Work Orders:**

1. 1058 Chipmunk removal. Constance to follow up
2. Leaking outdoor faucet 1023 Sandpiper

### **Highlander Group: Constance Toles**

1. Constance to follow up with Robin regarding money market
2. Set an appointment with Parker Services to investigate Building #5 for high water usage
3. Research water backup sump pump for 1033 and 1038 Audubon Dr.

### **Management Report:**

1. Goose Busters experiment did not work out. Permit was for removal of nest from our property not wet lands
2. Austin has volunteered to use his dog to run geese early mourning.

**New Business:**

**MI Roof Renewal.** - Scott Bates

Shingle Renewal

1. Estimate \$5,500 per building
2. Soybean oil reapplied to shingles
  - a. Technology has been around for 25
  - b. Need 60% granules to apply
  - c. Community falls within the requirement
  - d. Adds color back to the roofs, enhance the colors that are existing
- c. Minimum of 5 year of roof life extension
- d. Can be reapplied 3 times for a total of 15 years
3. Copper sulfate wash is recommended. Additional charge.
4. MI Roof Renewal will fix existing issues before the sealant.
  - a. Caulking
  - b Boots
  - c. Splashing
  - d. All shrubs/plants to be wash.

Roof Contractors

1. We have roof replacement quote from Kern Brothers. Source One & BCM pending.

Shrub Trimming

1. Azul to trim shrubs away from buildings
2. Chuck to provide list.

Community Walk Around

1. Walk through has been completed, and related issues have been documented.
2. Azul garden to be given walk through issues to address.

Motion to adjourn: Chuck Hajduk, second Austin Rivera.

Meeting adjourned at 7:30pm

Submitted by Austin Rivera

Next meeting: June 24, 2022