

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: 06/26/23, 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 (Phone)

Motion to approve last meeting minuets 05/22/23 Gary Anderson, second Austin Rivera

Treasures Report:

April Financials:

1. Owner's Aging Report \$548.47
 2. Operating Account \$24,000.90
 3. Reserve Account \$96,767.17
 4. Roof Replacement Reserve \$20,435.38
Total Reserves: \$117,202.55 (**Note: \$70,000.00 in a CD**)
 5. Accounts Receivable & Other Assets \$12,004.31
- Total Assets \$153,208.76**

Board approval:

1. Approved sliding door request at 1033 Audubon Dr.
2. Motion to approve financials: Chuck Hajduk, second Austin Rivera

Open Work Orders:

1. 1050 Audubon Dr. complains of Chipmunks in the wall
2. Ground hogs need to be relocated from 1046 Sandpiper
3. Water issue at 1034 Audubon Dr, need to schedule investigation with Parker Services
4. 1068 Audubon complains of gutter leaking
5. 1109 Audubon Dr. shrub to be trimmed down.

Highlander Group: Constance Toles

1. Move \$2,174.62 from Operation into reserves, misplaced into operations from Roof Reserve
2. Contact Waterford Code Enforcement regarding trash from strip mall over fence
3. Constance to investigate Source One Construction for roofing option.

New Business:

1. Water backup sump pump to be installed at 1034 Audubon Dr.
2. Call G&G for price to repair road on Harbours Boulevard (Share cost with Harbor Point)
3. August 23rd at 300 Bowl for Annual Meeting

Meeting adjourned at 6:50pm
Next meeting: July 24, 2023

Submitted by Austin Rivera