

**The Harbors Condominium Association
2023 Annual Meeting of Members**

Date: Monday August 13, 2023
Location: 300 Bowl

Meeting called to order at 6:30pm

Statement of Quorum: 21 Co-owners both present and in proxies

Approval of last year minutes: Motion to approve Paul turner, second Tammy McVeigh all in favor.

Treasures Report: Gary Anderson

July Financials

1. Owners Aging Report. \$1,147.47
2. Operating Account \$8,620.35
3. General Reserve Account \$97,558
4. Roof Reserve Account \$25,270

Total Operating & Reserve. \$131,440

Motion to approve financials: Joe Zeleznik second Larry Harris

Election of Directors:

1. One board position open: Treasurer
2. Gary Anderson volunteered for the position
 - a. Motion to close the floor: Janis Mattis second Tammy McVeigh
3. Ballot count: Gary Anderson won a 3 year term.
 - a. Motion to accept Gary Anderson: Tammy McVeigh, second Robert Slowin

Presidents Report: Chuck Hajduk.

Projects completed

1. Repaired 2 catch basins & 2 curbs

Note: Next year's budget will include additional curb replacement.
2. Landscaped front sign area, bark entrance islands and Cul-de-sac Island.
3. Replaced retaining wall Sandpiper parking pad
4. Repaired 2 driveways & sealed parking pad and all driveways.
5. Trimmed ornamental trees.
6. Installed leave guards building 3 (late Oct 2022) so fare good results.

Please, when you are walking your community pickup paper etc.

Need your help regarding water use. Waterford Water Dept. found building 5 with 4 toilets with slow leaks.

Check your water softener.

New Business:

Roofs:

Roofs were inspected Aug. 19th 2019 by DRIS to determine current condition and calculate remaining service life.

1. In 2019 we had 4 buildings **(4,6,7,10)** with 1-2 years' service life

12 units. 1 to 2 years overdue 31%

2. Buildings **(2, 3, 8,11)** with 2-3 years.

12 units. Even to 1 year over due 31%

3. Buildings **(1, 5,9, 12)** with 3-4 years

14 units

If the roof vote passes, the loan would be for \$350,000.00 (10 years). We would establish a special assessment not exceed \$150.00. The current roof assessment of \$35.00 per month would be discontinued. Monthly HOA fee would be \$475.00 for 7 years which would allow us to pay off the loan early.

Several Co Owners requested we go forward with loan voting package. Constance Toles to initiate.

Motion to end meeting. Chuck Hajduk second Gary Anderson

Adjournment: 8:00 pm

Submitted by Austin Rivera