

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: 10/23/23, at Chuck Hajduk's unit

Called to order at 6:00p.m.

Board Members: Chuck Hajduk – President

Gary Anderson – Treasure

Austin Rivera – Secretary – Excused Absence

Management: Constance Toles

Motion to approve last meeting minutes 09/25/23 Chuck Hajduk, second Gary Anderson

Treasures Report:

September 30, 2023 Financials:

1. Owner's Aging Report \$1,150.29
 2. Operating Account \$8,360.31
 3. Reserve Account \$57,283.40 (**\$71,183.53 CD**)
 4. Roof Replacement Reserve \$27,930.00
Total Reserves: \$128,466.93
 5. Accounts Receivable & Other Assets \$6,843.52
- Total Assets \$145,221.05**

Motion to approve Financials Chuck Hajduk, second Gary Anderson

Open Work Orders:

None

Water Usage Summary:

1. 1024 Audubon – plumber investigated high water usage, determined toilet running issues, once all the plumbing issues were dealt with, water usage for this building has dropped considerably.
2. Highlander to contact the water department to determine how meters are read; it would appear there is high water usage at other buildings.

President's Report:

1. Tree removal at 1125 Audubon Drive by Azul Gardens at \$800; tree replacement at \$600. Planting will happen this fall. Motion made by Chuck Hajduk, supported by Gary Anderson. Motion passed.
2. The roof loan vote has passed with 24 votes for approval and 3 votes against. There are 38 units, 1 delinquency, therefore 37 eligible to vote. The affirmative vote is 50% of the community; therefore, 19 votes were needed to pass the loan vote and you have received 24 affirmative votes.
3. The association will have the attorney draft the roof contract for the Board to review prior to signing. The Board is concerned with half deposit at the time of signing the contract, with no work being completed, the Board would be willing to do a draw after each building has been completed. It was agreed to send a \$25,000 deposit to confirm work will begin in spring 2024.

4. Board is requesting a sample board of roof tiles to allow the community to vote on a roof color.
5. Kearns to advise what building order the roofs will be replaced.

Management Report:

1. Highlander provided the Board a copy of the current tally of each resident's determination how they will pay on the roof loan.

Marina has a CD that has matured; Gary Anderson will contact the current bank to make a determination on what the interest rate is. The money may remain, or Gary may find another bank to put the money into another CD.

Highlander to speak to the township about GFL's fluid leaking throughout the community.

Highlander provided the Board with a report from the pest control company, Ehrlich. The report is based on observations from the pest technician where trees or shrubs are too close to the building which may allow pests to get into the buildings. Chuck will provide these addresses to Azul Gardens to look at the issues and address them accordingly.

Budget was reviewed. Gary Anderson will update the budget, once approved, the budget will be sent to The Highlander Group to send out with the yearly coupons and budget letter.

Motion to adjourn: Chuck Hajduk second Gary Anderson

Meeting adjourned at 7:27 pm
Next meeting January 22, 2024

Submitted by Constance Toles, The Highlander Group