

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING
Date: 7/28/25, Meeting held at 1016 Audubon Dr.

Called to order at 6:04 p.m.

Board Members: Chuck Hajduk – President
Gary Anderson – Treasurer
Joe Zeleznik – Secretary

Management: Constance Toles

Motion to approve 6/25/25 meeting minutes: Chuck Hajduk, second Gary Anderson.

Treasurer's Report:

1. Operating \$4,734
2. Reserves: \$127,530
3. Accounts receivable: \$1,887
4. Total other assets: \$4,203

Total Assets: \$138,353

Current Owner Aging: \$3,508

Financials:

Financial statements for June were reviewed.

Motion to approve Financials, Chuck Hajduk, second Joe Zeleznik.

Board Approved:

Notice for sea wall assessment for boat owners only. Tabled until 2026.

1077 Audubon-shrub replacement.

True Green's bid to aerate and seed entire property.

Seeding of lawn between 1032 and 1046 Sandpiper where trees were taken down. This will be done in the fall.

Open Work Orders:

1049 Audubon-sprinkler head repair. Highlander will follow up.

1043 Audubon-front spigot leaking. Highlander will follow up.

Old Business:

None

New Business:

Annual meeting-Monday, August 25, 6:30, at south Cul De Sac. Everyone bring their own folding chair. Ice cream will be furnished. Rain date will be August 27th.

Highlander Group Management Report: Constance Toles

Building 11- -Highlander will send Parker Brothers in and check drains, toilets, and faucets for high level of water usage.

Building 12-Highlander will send Parker Brothers in and check drains, toilets, and faucets for high level of water usage.

Follow up with G&G for bid of asphalt for front entrance.

Bill Harbour Point for temporary ramp at Marina. \$200.

Reach out to American Marine for sea wall bid.

Notification of annual meeting to be sent out shortly.

Motion to adjourn: Chuck Hajduk, second Gary Anderson.

Meeting adjourned at 7:07 pm

Next meeting: Monday, August 25, 2025

Submitted by Joe Zeleznik