

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: Monday, 1/26/26.

Meeting held at 1016 Audubon Dr.

Called to order at 6:01 p.m.

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

Management: Heidi Kassel

Also present at the meeting, neighbors and co-owners: Steve O'Green, Lisa O'Green, Lynn Hatala, Maureen Nandi, Bruce Rudolph, Scott Wirick.

Motion to approve 10/27/25 meeting minutes: Chuck Hajduk, second Joe Zeleznik

Treasurer's Report:

1. Operating \$5,034
 2. Reserves: \$152,556
 3. Accounts receivable: \$4,829
 4. Total other assets: \$4,221
- Total Assets:** \$166,640

Current Owner Aging (delinquent assessments): \$6,272

Financials:

Motion to approve financials made by Gary Anderson, second Chuck Hajduk.

Board Approved:

Open Work Orders:

1032 Sandpiper-water coming up from kitchen floor. Restoration company turned off water. Mainline is going out 1/27 to crack open floor and find leak. Gary-Our responsibility ends when that pipe hits foundation wall. Unless the water line serves multiple units, then it is the co-owners responsibility. We won't know until we find out what the specific issue is.

Old Business:

None

New Business:

Trash issue is resolved. Joe and Gary will craft an email to send to residents.

1125 Audubon. Dog run under review.

Highlander Group Management Report:

Boat owners special assessment-all boat owners will vote. Gary will send out email. 5k first payment will be due in June. Final payment due in September.

Take down bird feeders.

Send 1109 Audubon a letter regarding modification of gas line. When installed? Who was contractor? Heidi will send official letter asking if it was approved.

Heidi will send out revisal of Directory request.

Motion to adjourn: Chuck Hajduk, second Joe Zeleznik.

Meeting adjourned at 7:35 pm.

Next meeting: Monday, February 23, 2026.