

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: Monday, 2/23/26

Meeting held at 1016 Audubon Dr.

Called to order at 6:05 p.m.

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

Management: Heidi Kassel

Motion to approve 1/26/26 meeting minutes: Chuck Hajduk, second Gary Anderson.

Treasurer's Report:

1. Operating \$10,416
2. Reserves: \$154,064
3. Accounts receivable: \$5,782
4. Total other assets: \$2,814

Total Assets: \$173,076

Current Owner Aging (delinquent assessments): \$11,479

Financials:

1. Send notifications to residents (perpetually late on HOA fees) to sign up for autopay.
2. Late fees should be charged.
3. Put \$75,000 of reserve funds into 6-month CD at 3.6% interest.

Motion to approve financials made by Chuck Hajduk, second Joe Zeleznik.

Board Approved:

Board approves solar policy.

Board has rejected Arbor Tree's proposal.

The sea wall assessment and notification letter to the slip owners was approved. The total cost of the assessment is estimated at \$9,000 - \$12,000 and the cost to send out the letter is \$120

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 Board's responsibility. We won't know until we find out what the specific issue is.

Old Business:

None

New Business:

Water usage issue for building 2 has been resolved. Highlander to ask Waterford Township for water breakdown usage for that building.

Highlander Group Management Report:

Heidi to research insurance policy. Heidi will call Scott tomorrow.

Neighborhood directory will be emailed out tomorrow.

Follow up on 1125 Audubon modification form.

Motion to adjourn: Chuck Hajduk, second Joe Zeleznik.

Meeting adjourned at 7:11 pm.

Next meeting: Monday, March 23, 2026.