

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: Tuesday 5/26/26

Meeting held at 1016 Audubon Dr.

Called to order at 6:03 p.m.

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

Management: Heidi Kassel

Motion to approve 4/27/26 meeting minutes: Chuck Hajduk, second Gary Anderson.

Treasurer's Report:

1. Operating \$21,624
2. Reserves: \$158,897
3. Accounts receivable: \$12,256
4. Total other assets: \$4,216

Total Assets: \$196,993

Current Owner Aging (delinquent assessments): \$14,921

Financials:

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

Board Approved:

G&G asphalt driveway sealing and repair for \$11,595.

Azu Gardens to clean brush next to 3423 and 3400 Audubon Court. Cost is \$80.

Board confirms prior email approval of American Marine's proposal to replace the seawall for \$81,220.

Replace retaining wall behind 1066 Sandpiper. Chuck to acquire price from Azul Gardens.

Open Work Orders:

Bats at 1103 Audubon making noises in attic.

Spigot leaking at 1058 Audubon. Need price before replacing.

Old Business:**New Business:**

Gary to send out AI generated bylaws to board members.

Chuck to acquire price to trim back dead branches on front entrance island tree.

Highlander Group Management Report:

Heidi:

1. Send notice to 1109 Audubon Dr and 1058 Sandpiper late HOA Fees.
2. General email to community unpaid canoe on kayak rack.
3. Follow up with 1125 Audubon Dr regarding sprinkler and front yard grass repairs
4. Boat removal 3423 Audubon Ct
5. Contact 1057 Audubon Dr. outside trim on garage door
6. Harbour Point to split cost of front entrance island tree trimming?

Motion to adjourn: Chuck Hajduk, second Joe Zeleznik.

Meeting adjourned at 7:10 pm.

Next meeting: Monday, June 22, 2026.