

THE HARBOURS CONDOMINIUM ASSOCIATION BOARD MEETING

Date: Monday 6/22/26

Meeting held at 1016 Audubon Dr.

Called to order at 6:00 p.m.

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

Management: Heidi Kassel

Motion to approve 5/26/26 meeting minutes: Chuck Hajduk, second Gary Anderson.

Treasurer's Report:

1. Operating \$20,044
2. Reserves: \$159,556
3. Accounts receivable: \$13,062
4. Total other assets: \$4,218

Total Assets: \$196,880

Current Owner Aging (delinquent assessments): \$14,673

Financials:

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

Board Approved:

Azul Gardens to replace retaining wall at 1066 Sandpiper for \$2,280.

Azul Gardens to restrain existing retaining walls for \$540.

C&G cement work for an additional curb for \$400.

The Board of Directors affirms the previously approved additional assessment for the seawall, boardwalk and dock replacement from the meeting held on 2/23/2026. The Board identified advanced deterioration of the seawall structure based on a professional marine contractor review. This resolution also clarifies the discussion at the January meeting about the type of

assessment. The final decision as indicated in the letter dated 2/24/26 was this assessment would be an additional assessment as it is a replacement of the existing seawall, boardwalk and docks. The Board has selected American Marine to perform the seawall replacement and will seek bids to replace the existing boardwalk and docks.

Open Work Orders:

Spigot leaking at 1024 Audubon. Parker Services to follow up.
Reviewed work order for trim at 1125 Audubon. Damage is to the weather stripping and is considered an owner responsibility.

Old Business:

Gary to replace "No Swimming" sign at the Marina.

New Business:

Review Master Deed and bylaws. Discussion.

Highlander Group Management Report:

Heidi:

1. Harbour Point to split cost of front entrance island tree trimming once we get a quote?
2. Get quote to trim back side bushes at 1125 Audubon.

Motion to adjourn: Chuck Hajduk, second Joe Zeleznik.

Meeting adjourned at 7:22 pm.

Next meeting: Monday, July 27, 2026.