Minutes of the Harbour Pointe HOA Board of Directors meeting, April 12, 2016.

Present:

Randy Nahvi   RN

Paul Williams  PW'

Chip Slagle   CS

Derek Foreman   DF

Steve Jones   SJ

Sharon Dalton   SD

Michael Dalton   MD

Mark Livingston   ML

Guest:  Dr. Richard Vine  #6

Call to order by RN, 5:02 PM

RN to ML:  You're up, Mark.

ML:  Now that the weather is changing, what would you like me to do?   Decks?  Porches?

RN:  Decks are an HOA responsibility.

RN:  We've talked about putting some money this year into Building O.  We're thinking that building [O] won't need so much work [as other buildings].  The Andersen windows look good.

ML:  Unit 70 [Building L] needs the upper deck replaced.

RN:  Yes, do that, please.

PW:  Let's work on decks as much as possible.

ML:  Homeowners always want all the boards replaced.

PW:  I agree with Mark -- some decks are just not well built or supported.

RN:  If we take off screens then the owner should pay to put them back on.

CS:  We're doing this to service the buildings.

RN to ML:  Let's start with Building E after you rebuild the #70 upper deck.

ML:  I will get with Sharon to give her an estimate .

ML:  All foundation vents are now open.  I've got the water turned on up at the pool.

SJ to ML:  It's time to put up the tennis court net.

RN:  PW and DF are going to the clubhouse welcome meeting this evening at 6:30.

FINANCIAL REPORT

MD:  As of March 31st, we have a reserve balance of $115,000.  Operating account at $103,000.  Income $47,000 and expenses $18,000.  Year to date income is $127,000, expenses $53,000.  HP is in the black $74,000, YTD.

RN:  I talked to [Attorney Tom] Densford -- he gave me two options for the Smith condo:  1.  foreclose -- but that will get expensive.  The Smith estate owes the HOA $4500.   Option 2.  Densford will write to the Florida attorney [for the Smith estate] asking for the owed $4500.

PW:  What about Danielle Thompson?

CS:  Yes, it's been over a year since we received any money.

RN:  Treavor Shea is gaming the system, that's for sure.

The Financial Report was approved.

OLD BUSINESS

RN:  I received a nice note from Peg McCreary thanking us for working on the dumpster lids.

Guest Dr. Vine:  The chimney chase on my unit (#6) is rotting.

SD:  I'll put in a work order right away.

Dr. Vine:  I am very happy with Rusty and the work his men are doing.  No foul language + overall good work.

NEW BUSINESS

PW:  We need to nominate someone for a 2 year term on the PSA board -- and then elect that person at the annual meeting in June.

RN to PW:  Will you stay on [that board] for us, Paul?

PW:  I hate all of you.

SD:  Dr. Richey wants Rusty to re-do his deck but I think he's already started on it.

RN:  We need to talk about Rusty.  I had a call from Mark -- he's worried Rusty is undermining his jobs.

PW:  This is pretty much apples & oranges.  We (HOA) hire Mark.  The homeowners are paying Rusty.

DF:  Hey, competition is good for business.

CS:  Rusty does charge too much.

DF:  I sense Mark is cleaning up his act.

SD:  I need to know:  shall I have homeowners fill out an arch. change request & give them the stain color?

RN:  Yes, please.

PW:  I have information on the common area landscape work to do.  There's a lot to do along the fire trail.  The spruce by Casad's will be coming down.  We may have to hold off on the stumps [removal] for while.

CS:  I have a bid from Bruce's Lawn Care to take out some things.

PW:  I'm glad to know the ball is rolling.

PW:  South Monroe Water did a good job fixing the water line break at HP.  Some landscaping will need to be replaced.

SD:  South Monroe Water sill pay for the concrete if we push them.  We've paid for actual landscape repair in the past.

NEXT MEETING

SJ:  Wed, May 11th at 5:30 suit everyone?

All agreed.

SJ:  Motion to adjourn.  All agreed.  Time of death:   6:00 PM.

Respectfully submitted by Stephen Jones, Board Secretary.