

HARMONY RESIDENTIAL OWNERS' ASSOCIATION INC.
BOARD OF DIRECTORS' MEETING
WEDNESDAY, MAY 29th 2019
6:00 p.m. AT THE HARMONY GOLF CLUB

MEMBERS PRESENT:

Steve Berube, Oraine Williams, Cheryl Gelinias, Mark Catanese, Kimberly Skalyo and Kelly Moe

OTHERS PRESENT:

Mark Hills L.C.A.M. and Pamela Joyce L.C.A.M. of Association Solutions and several members of the community.

QUORUM:

Quorum being present with 6 of 7 Board members, the meeting was called to order at 6:06 p.m. by Steve Berube. Pamela Joyce confirmed that adequate notice had been given of the meeting date with emails being sent and signs posted in the community.

MINUTES:

Oraine Williams motioned to approve the minutes of the February 27th, 2019 Board Meeting, with one change to the spelling of Mark Catanese's name. Cheryl Gelinias seconds the motion and it was carried unanimously.

HOMEOWNER QUESTIONS AND COMMENTS:

An owner asked about the condition of several empty lots in the community. Pamela confirmed Management are aware of these and the issue is being addressed. The larger commercial lots do not come under the HROA and would need to be handled by code enforcement.

An owner brought up concerns with speeding and passing in the community. Steve Berube explained that the Sheriff's Office is aware of this and did have a temporary radar sign placed on Five Oaks Drive. The Board discussed adding an off duty Sheriff to patrol the community and help with these issues.

OLD BUSINESS:

None

NEW BUSINESS:

The Board discussed the proposed budget for the 2019-2020 fiscal year, including the pros and cons of reducing the annual fees.

Steve Berube motioned to approve reducing the fees by 5% and to have an expense line included to spend up to \$5000 for off duty Sheriff details during the 2019-2020 fiscal year. Kelly Moe seconded the motion and it was carried unanimously.

Steve Berube reported that the CDD would be setting the rates for the garden lots and vehicle parking at their upcoming meeting.

Steve Berube motioned for a shed to be purchased by the HROA for storage of the decorations used by the Activity Director instead of using Rockers Lockers, Kimberly Skalyo seconded the motion and it was carried unanimously

GARDEN COMMITTEE:

Marylin Ash-Mower expressed concerns regarding residents dumping trash in the garden area. There is a camera and in some cases Law Enforcement have been contacted.

Steve Berube shared that the HROA will be purchasing a new shed for the garden, Marilyn Ash-Mower confirmed the cost was \$3,296.68. Steve Berube motioned that the income from the garden will offset the cost paid in advance by the HROA. Kimberly Skalyo seconded the motion and it was carried unanimously.

WELCOME COMMITTEE:

Kerul Kassel gave an update that the Welcome Committee have secured 8 or 9 sponsors to cover some of the expenses for the welcome bags and this means that the welcome bags can be upgraded.

The following people were confirmed by Kerul Kassel to be part of this committee:

Margaret Odden
Sue Murphy
Barb Gabel
Cheryl Gelinas
Kerul Kassel
Mark LeMenger

NATURE AND ANIMAL COMMITTEE:

Kerul Kassel gave an update for the Animal and Nature Committee. The trails have been mowed but there are still some areas that need to be maintained by the Committee. The Board may look at having a vendor maintain the trails.

There is an issue with feral cats, residents should remember that these cats should not be fed and are wild.

At the next CDD meeting Kerul Kassel will be asking for more trails to be created by the CDD.

The following people were confirmed by Kerul Kassel to be part of this committee:

Alysann Fackler
Barbara Dokter
Cherry Young
Dan Leet
Kerul Kassel
Mark Catenese
Mike Wright

MANAGERS REPORT:

Pamela Joyce gave an update on financials, collections and violations.

As of April 30th, delinquency is now down to \$8,727.31, all open cases are being handled by the HOA Attorney.

There are 66 open violations, another 9 on hold and still 2 that are with the HROA Attorney.

The Board asked for an explanation of the violation timeline, especially the issue with commercial vehicles in the community. Pamela Joyce explained the process and assured the Board that everything possible would be done to stop the parking of commercial vehicles.

Mark Hills explained to the Board that the insurance company have set strict guidelines regarding owner and Board volunteerism.

Board Members or members of the community cannot do any volunteer maintenance or improvements within the community without prior authorization from the insurance company. There are several steps that must be taken to gain the authorization:

Call and notice a Board Meeting.

Describe what each volunteer will do, including the date, time, task (s) that will be undertaken.

This is voted on by the Board.

The minutes of the meeting are then sent to the insurance company for processing, at which point they may issue an addendum to the policy that covers this and only this instance or deny the request.

Committee Members are already covered on the insurance policy to do tasks associated with their position, for example delivering welcome bags.

DATE OF NEXT MEETING:

The next Board Meeting will be Wednesday, August 28th at 6:00 p.m. The Annual Meeting date was set and will be Wednesday, October 30th at 6:00 p.m.

ADJOURNMENT:

With no further business to come before the Board, Steve Berube motioned to adjourn, Mark Catanese seconds the motion. Meeting adjourned at 8:05 p.m.