

HARMONY RESIDENTIAL OWNERS' ASSOCIATION INC.
BOARD OF DIRECTORS' MEETING
TUESDAY June 7th, 2022
6:00 p.m. AT THE HARMONY GOLF CLUB
UNAPPROVED

MEMBERS PRESENT:

Mark Catanese, Cherry Heck, Karen Grissom and Cheryl Gelinias, Kevin Shirley and Kerul Kassel

OTHERS PRESENT:

Mark Hills, 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 6:05 p.m. by Kerul Kassel. Mark Hills confirmed that adequate notice had been given of the meeting date with emails being sent and signs posted in the community.

MINUTES:

Kevin Shirley motioned to approve the minutes of the April 19th, 2022, Board Meeting, Cheryl Gelinias seconded the motion, and it was carried unanimously.

HOMEOWNER QUESTIONS AND COMMENTS:

Owner asked if notice of the meeting could be sent by email. Mark Hills explained it was for Board meetings along with signs placed.

OLD BUSINESS:

Community Standards and Guidelines: Several of the Board members had put together a draft of new guidelines for the community. The Board discussed in detail, making a few alterations to the draft. Kevin Shirley motioned to approve the draft as agreed, for it to be sent to the HOA attorney to review and advise on all items. Cheryl Gelinias seconds the motion. The motion was carried unanimously.

Color Book: Kerul Kassel explained from previous meetings that there were four options being considered. 1) Keep color book as it currently is. 2) Add some additional schemes which several Board members have been working on. 3) Remove the color book completely allowing owners to pick any colors they wish. 4) To have a list of colors from the Sherwin Williams color pallet you can't have, and owners can choose any other color from the pallet. The Board discussed these options but at the current time feel it can't be agreed on which option to go with. Mark Catanese mentioned that Celebration has an excellent color pallet with over two hundred schemes to be chosen from. This color pallet is to be looked at and painting colors is to be tabled to the next meeting.

NEW BUSINESS:

Budget 2022/2023:The Board discussed the proposed budget presented for the fiscal year 2022/2023. Mark Catanese motioned to approve the proposed budget as present increasing the assessments by 5%. If off duty Sheriffs can't be hired in the year those funds to be used for Social Events. Cheryl Gelinias seconds the motion, and it is carried unanimously.

NATURE AND ANIMAL COMMITTEE:

Kerul Kassel gave an update for the Animal and Nature Committee. Mark Catanese thanked Cherry Heck for the excellent photo competition.

MANAGERS REPORT:

Mark Hills gave a detailed update on financials, and delinquency.

DATE OF NEXT MEETING:

The next Meeting will be the Board Meeting, Tuesday September 6th, 2022, at 6:00 p.m. (subject to room availability) The Annual meeting was set for October 25th 2022

ADJOURNMENT:

With no further business to come before the Board, Cheryl Gelinas motioned to adjourn, Karen Grissom seconded the motion, and it was carried unanimously. The meeting was adjourned at 8:45 p.m.