

MINUTES OF THE BOARD OF DIRECTORS' MEETING OF
ASHLEY PARK AT HARMONY HOA, INC.

The Board of Directors' meeting of the ASHLEY PARK AT HARMONY HOMEOWNERS' ASSOCIATION, INC. was held on Thursday, October 27th, 2022, at 6:00 p.m. at Harmony Preserve Golf Club Harmony FL 34773.

Board Members present: Diane Struyk, Fred Korte and Bill Bokunic.

Others Present: Mark Hills, L.C.A.M. of Association Solutions and a few owners

Call to Order Mark Hills confirmed that quorum was present with 3 of 3 Board members and the meeting was called to order at 6:00 p.m. by Bill Bokunic.

Review of Minutes: The Board read the minutes of the August 17th, 2022, Board meeting. Upon a motion by Bill Bokunic and seconded by Diane Struyk, the minutes of the Board meeting were approved.

Financial Report: Mark Hills presented the August 2022 financial report and an update on all the delinquent accounts. Upon a motion duly made by Diane Struyk and seconded by Bill Bokunic, the August 2022 financial report was approved, as presented.

Old Business

Roofs: The Board agreed this needs to be discussed after the budget for 2023.

New Business:

Budget 2023: Mark Hills presented the proposed budget for 2023 on a line-by-line basis explaining each item. The Board discussed the budget for 2023. Fred Korte motioned to approve the proposed budget as presented setting the assessments at \$735.00 per quarter for 2023. Diane Struyk seconds the motion, and it is carried unanimously.

Insurance / Roofs: The Board discussed again all the estimates for the roofs for the 28 units and balance of reserves and special assessments.

Bill Bokunic motions to proceed with Legacy roofing, capping the cost of the new estimate that will be required at \$270,00.00 that can be proceeded with. A special assessment to be applied to all owners (60 units) at \$3000.00 per home, using the full amount of the roof reserve line. The special assessment to be issued on January 1st, 2023, with 60 days allowed for full payment to be made. Fred Korte seconds the motion, and it is carried unanimously.

Capital Contribution/ Initiation Fee: Mark Hills gave the Board an update that only 7 forms had been returned. The Board will go door to door to get the signatures required.

Next Meeting Date:

The next meeting will be set later.

Adjournment:

There being no further business to come before the meeting, Bill Bokunic motioned to adjourn the meeting, the motion was seconded by Fred Korte and the meeting was adjourned at 6:45 p.m.