

# MINUTES

## The Harborage Board of Directors Meeting Minutes

*June 4, 2019 @ 6:30PM | Meeting called to order by Nick Chlumsky*

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### In Attendance

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Present: Nick Chlumsky, Dave Fineman, Karolyn Noughton, Christine Hightower, Gary Wenger, Dorit Tamir, Sentry Representative Joyce Sweet

Absent: Sandy Cooper

*It was determined that there were enough members for a quorum.*

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### Approval of Minutes

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*Motion: Karolyn Noughton motioned to approve the minutes from the May 9, 2019 meeting, seconded by Gary Wenger, carried by all.*

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### Resident Comments

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- Question from Char Hester about absence of street sign at US 41 and Harborage Drive. Discussion followed. Char will investigate further with the city.

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### Social Committee

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- Char Hester gave update on social committee and upcoming events.

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### Compliance Report

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- *Motion: Nick Chlumsky motioned to move forward with the fining process on lot 3 in reference to report on 5/30/19 to address dead grass and plants, Gary Wenger seconded, carried by all.*
- *Motion: Nick Chlumsky motioned to move forward replacement of grass and repair to irrigation on lot 37 to be charged back to legal owner with simultaneous lean on property for repairs, seconded by Karolyn Noughton, carried by all.*

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### Safety & Security

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- Pros/Cons of outsourcing of the guards with reviews of quotes. All options of outsourcing include keeping all our current guard staff.
- *Motion: Dave Fineman motioned to move forward with reviewing contracts for outsourcing of guards for quotes that are within 5% of our current budget of \$150,000, seconded by Nick Chlumsky, carried by all.*

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### Facilities/Grounds: Gary Wenger

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- Quote for boatyard lights presented. Getting more bids.

- FPL access fence – will be making additional repairs
- Update on brick repair/replacement. Still getting more quotes for installation.
- Update on landscaping and palm replacements.
- Dog droppings being found in common area – please pick up after your dog and dispose of properly.
- Sidewalks – moving forward with more proposals
- Opt out letters mailed. Two letters received back.

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## Architectural Review Board

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- Report given by Karolyn Noughton

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## Treasurer Report

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- Financial report presented – full report will be posted on harborage.net website
- Budget committee volunteers needed. Please email [harborage@gmail.com](mailto:harborage@gmail.com)
- Request all board members have their budget requests by September meeting

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## New Business

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- Quotes being reviewed from attorneys regarding reviewing and recommendations for updating declarations and covenants.

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## Adjourn

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*Motion: Nick Chlumsky motioned to adjourn at 7:57pm, seconded by Karolyn Noughton, carried by all.*