

## **Board Meeting Minutes**

Monday, October 19, 2015 6:00 PM at River Hall

### **Attendees:**

President: Jan Bouten

Board: Christina Guibao (Board Chair), Megan Dress, Billy Bond, Karl Friedrich, Bill Graves, Nicole Storey and Melanie DiLiello

Homeowners: Veronica Ploucha, Jerry Schwartz, Ryan McDurman, Tom Skrmetti, Susan Skrmetti, Leo Arnoult, Johnny Ko, Dennis Abernathy, Russell Carter, and Elizabeth Low.

Management Representatives: Maegan Rusch

Landscaping Committee: Jodi Rump

Christina Guibao called the meeting Called to Order at 6:02pm.

Bill would like to edit the minutes from September 21, 2015 from saying that the budget is a first draft to saying that it is an incomplete preliminary draft.

Billy motions to approve the updated minutes. Karl Seconded. No one objected and the Motion passes unanimously.

### **Homeowners Questions and Comments:**

- Dennis Abernathy brought up his concerns with the erosion project.
- Leo Arnoult mentioned crime on River Park and requested a police increase.
- Tom Skrmetti would like to address a tree trimming behind his house and requests his Board Representative (Megan Dress) look at this area.
- Russell Carter adds Halloween to the agenda and discusses sign issues and businesses leaving in the Commercial District.
- Ryan McDurman asks about the Management bid process and requests a copy of the budget once approved.

### **Reports**

- Commercial District: No update.
- Arbors Apartments: Requests that Management asks FLICC and Maria's Montessori School to inform their parents to slow down. Nicole also addresses a trip hazard in front of the Regatta.
- Finance Committee: Requests a firm budget as soon as possible.
- Landscaping: Jodi would like to see the beds in front of the entrances lowered. GreenScape is working on Hot Spots and Taylor's Pond with Management. They have also established a walk through landscape maintenance check schedule. The brick work in the Commercial District needs to be reviewed.

### **Management Company Report & Action Point Review**

- Receivables: At the end of September there was a total of \$18,340.93 in uncollected association dues over 90 days late. Emails and letters have been sent out to these residents. \$1,744.17 has been collected after September 30, 2015.
- Please see New and Old Business sections.

### **New Business**

- Dog Show
  - The Harbor Town Dog Show is planned for November 8, 2015 from 12-4 PM at Nursery Park.
  - Megan makes the Motion to approve the Harbor Town Dog Show including licenses, road closure, additional signage, and upon the Committee President signing the insurance

information and the \$800 being paid by the Dog Show Committee or their sponsors. Karl seconded and the Motion passes unanimously.

- Hollandsworth Irrigation
  - Bill makes the Motion to send a termination letter to Hollandsworth Irrigation on November 30, 2015. Megan seconded and the Motion passes unanimously.
- Bartlett Band Payment
  - It is noted to pay the Bartlett Band, but no shows will be provided to the public at the expense of Harbor Town Community Association going forward.
- 2016 Budget
  - No update.
- Halloween
  - Insurance for the security personnel and their duties were discussed.

### **Old Business**

- 2015 Projects:
  - Ponds: The landscaping at Taylors Pond will be checked by Management and Magnolia Underground is raising the level by installing a coupling. A survey will be taken from residents of Cricket Song Pond to get a grasp of what the majority would like to see when updating the pond.
  - Erosion: The erosion project is close to being complete. Management will then get a survey and will move forward to addressing other erosion issues.
  - Landscaping: GreenScape will begin November 1, 2015. Management will follow up with the concrete walkway issue from the snow melt. Crape Myrtles will be treated in the spring. Management is looking at prices for dormant oil. Residents will be updated in the Weekly Update about the Crape Myrtle situation.
- Other Issues
  - Gravel Paths: The bid has been sent out to BHS Concrete, GreenScape and Pugh's.
  - Town Hall Meeting: Items to be discussed include Cricket Song and the Reserve Study.
  - Monuments: Management will work on finding a contractor to clean and repair the signs at the entrances.
  - Elections: No election is needed.
  - Wolf River Sunk Pump: Management will check on what the warranty for this will be.
    - Billy moves to spend up to \$15,000 pending approval from the Corps of Engineers and the Maria Montessori School. Nicole seconded and the Motion passes unanimously.
  - Additional Comments: Management will check on Purple Martin house clean up as well as servicing the lift pumps.

### **Calendar Review**

- The Town Hall Meeting is scheduled for November 4, 2015 at 6:00 PM at the Montessori School.
- The Annual/Board Meeting is scheduled for November 15, 2015 at 6:00 PM at River Hall.

Meeting was adjourned at 8:00 pm with the board going into an executive session.