

Minutes of the Quarterly meeting of the Harbor Oaks Homeowners Association

November 16, 2016

After the Pledge of Allegiance the president, Chet Trotto, welcomed everyone to the meeting and a quorum was established.

The Treasurer reported an opening balance from the last meeting of \$13,735.38. After deposits totaling \$1980 and expenses of \$1002.64 the new balance as at 11/16/2016 was \$14,712.74. A motion to accept the treasurer's report was proposed and carried.

A copy of the annual report was available for attendees to review.

Deed Restrictions Report: Matt Sunski had nothing to report but he did pass on a warning for everyone shopping during the upcoming holiday season. He told the meeting about a relatively new device that can "capture" the signal sent when using the remote door lock. Once the thieves capture the signal they can wait until you have left and then replicate the signal to open your car door. The simple solution is to use the door lock button on the car.

There was also mention of a scam that had been broadcast on TV about a couple approaching elderly people in Publix and distracting them while another person steals a purse from the shopping cart.

HOHA Membership: Chet stated that to date he had received 49 maintenance fees. This total was better than at this point in time last year but he still asked the members present to speak with neighbors and friends and encourage them to pay. The annual budget is approximately \$4,000. The average membership is around 80. For years Chet and Matt have been doing jobs around the neighborhood but they are now much more limited and in the future more of the work will have to be contracted out and the surplus in the HOHA account will slowly be lowered.

One of the members reported that there had been an issue with political signs being vandalized which implies unauthorized persons had trespassed on the property. Regardless of political leanings, it is an offense to damage or vandalize political signs.

Old Business

Changes to By-laws: To change a by-law a 50% vote is needed at a regular quarterly meeting with an established quorum.

First change: When the by-laws were first established there was a option for an associate membership whereby the associate paid half the annual fee and was allowed all rights of the association except the vote for the president and directors of the HOHA board. In living memory no-one has ever become an associate member. The motion to discontinue the associate membership was proposed, seconded and passed.

Second change: Currently the association's maintenance fee is due on November 1 of each year. The proposed change is to make the fee due on the day of the first meeting of the year. The motion to change the due date for the maintenance fee was proposed, seconded and passed.

Third change: Currently the President or vice-president or the treasurer can sign for a discretionary disbursement up to \$50. This condition has been in place since the by-laws were first established and is no longer sufficient to meet modern-day needs. The proposal to increase the discretionary amount to \$100 was proposed, seconded and passed.

The Pond: At the last meeting Mike had a question about the pond – he thought it may be leaking at the run-off. Chet followed up with the city. It appears that there is an issue with the weir and the city will fix it.

New Business:

Discussion about awarding a monetary prize for the home that is judged to be the best decorated for the holidays. This award has been made in previous years although it was not made last year. In most cases the monetary award has not been accepted by the winners and simply remained in the HOHA account. A motion to award a total of \$50 to the top three homes, divided as \$25 for first place, \$15 for second place and \$10 for third place was proposed, seconded and carried.

Election: The nominating committee consisting of Jim, Mike, Joe and William provided a slate for election consisting of:

Chet Trotto – President

Matt Sunski – Vice President

Marilyn Marshall – Treasurer

Barry Tosdevine – Secretary

A motion to approve the slate was proposed, seconded and carried.

Deed Restrictions. The deed restrictions for Harbor Oaks have expired and need to be updated and renewed. The initial quote from an attorney to perform this service was \$3,800. If the deed restrictions are rewritten by a third party the cost to review and implement would be \$1,500.

To try and save the HOHA from paying this sum the board will investigate the possibility of doing it without an attorney. It may be possible to do it all but the expectation is that we will need the attorney to review and complete the transaction. Barry Tosdevine will do the initial feasibility investigation and report to Chet. If it appears that we can do the major part on our own then Chet will appoint a committee to perform the task. A motion to reserve a contingency amount of \$1,500 for a potential attorney fee was proposed, seconded and approved.

HOHA Web Site: Chet showed a histogram of site usage/views for the last year and commented upon the higher than anticipated number of hits. The present subscription for hosting the site expires in May 2017 and expected renewal cost is \$200. At that time, due to the site software changes, the design will need to be updated. Expect more information at the next meeting.

There being no other business a motion to adjourn was carried at 8:45 pm.

Respectfully submitted –

Barry Tosdevine.

Discussion with Mayor Andy Steingold.

After being introduced the first concern was from the floor concerning drug activity associated with the Middle School. A resident stated that school kids are using drugs after school at the back of the school, behind the Cumberland Farms gas station and in Philippe Park. The consensus was that initially the community patrol officers should be informed and they should investigate further.

Q: Are there any plans to provide city-wide wi-fi?

A: A limited number of hot spots in and around the city will be established. At this point in time it is not expected that the whole city will have coverage.

Mayor Steingold:

Philippe Park is a County Park. The county wants to give the park to the city but the cost of the upkeep is prohibitive. The new Waterfront Park will belong to the city and contrary to earlier statements the city will start to develop the park in the coming year and then continue to develop it year over year.

The city is working on a property exchange with Harborside Christian Church so that the church can build (at their expense) a connecting road to Marshall Street. The exchange favors the city.

Q: Trash pickup has recently been reduced to one day a week – do you not see this being an issue during the summer months when food is left to bake in the trash containers?

A: It is unlikely that trash collection will revert to the twice-weekly pick up. There may be a reduction in the monthly fees. Note that there has been a 23% reduction in street lighting fees.

Q: Yard waste will only be collected if it is in 30-gallon containers – why not allow biodegradable bags?

A: Duly noted – will follow up.