

Harmony Lakes Townhomes  
Phase 2 Association  
Board Meeting  
Minutes

DATE: April 24, 2019

TIME: 7:00pm

LOCATION: Harmony Lakes Pool Pavilion

- Call meeting to order at 7:39pm
- Attendance: LeAnne Decoste, Troy Parker, Giuseppe Giugno, Richard Ekle, Larry Smith (absent). DNS- Mr. D. Sobiewski.
  - Establish a quorum -
- Previous Board Minutes March 5, 2019 - ratified
  
- Central Board appointee report to follow Central's meeting 4-30-19.
  - Follow up on both North and South entrance landscaping.
  - Pool Keys / Pool Gates
  - Inquire getting minutes from Central to post on Phase II website.
  
- Old Financial Matters
  - 2017 tax return, recreation and compilation completed.
  - Funding reserve accounts confirmed.
  - Interest – reserve account - 1.49%.
    - Motion made and passed to move reserve money to CD.
  - GreenSource invoicing – under review. Board members review with Central, Phase I and GreenSource.
  - Review bids for small pest control
    - Motion made and passed to hire Termite Professionals
    - Reviewing bids for weed, fertilization, and pest control of lawn.
  
- New Financial Matters
  - 2018 budget re-creation to be started.
  
- Old Business
  - DNS Property- start-up on site PM Services
  - Pressure cleaning
    - Motion made and approved for CRS to pressure clean in May 2019. Confirmation of date's forthcoming.
  - Violation Notices – committee/ walk-through / DNS /Set date.
  - Legal business – No further communication from VSJ attorney on 'No contact' order.
  - Palm tree installation and removal/ palm lift / root pruning on hold pending GreenSource invoicing review.
  - Web page-DNS- compliant with state statutes.
  - Letter to all members with ADCC package.

- Open questions and comments
  - Member concerned about dead palm tree and a small tree leaning over.
  
- Meeting adjourned at 9:15pm

**Executive Session:**

- Tabled for next Board meeting

Respectfully submitted by:

*Troy Parker*