

Harmony Lakes Townhomes  
Phase 2 Association  
Homeowners Meeting  
Minutes

DATE: Thursday, January 23, 2020

TIME: 7:00 pm

LOCATION: Pine Island MFC

- Call meeting to order 7:01pm
- Attendance: LeAnne Decoste, Richard Ekle, Giuseppe Giugno and Laurence Smith. From DNS Management: Valentina Caro, Tavicia Brown-James and Tyler Sobiewski
  - Establish a quorum
- Previous Board Minutes – 12.11.19 Motion made by Laurence, seconded by Richard. Motion passed to ratify previous minutes.

Central Board Appointment Summary

- To request meeting minutes from central and provide to DNS to keep on record
- Approved budget needed for 2020 from Central

Presidents Report/ Financial Matters

OLD FINANCIAL MATTERS

- CDARS
  - LeAnne to fill out CDARS paperwork
  - 6 months CDARS to go towards painting project and community updates
- Revised 2019 General Ledger
  - Giuseppe to sit with Carmen & Charles Fernandez to revise line items to match the BB&T Bank Statements
- 2018 Compilation not yet finished.

NEW FINANCIAL MATTERS

- Accounts Payable
  - No longer to approve checks in AVID and to have DNS write manually.
  - (Tabled): TBD with DNS on the changes and pricing for manual checks.

Old Business

- Painting Contract
  - Date to be discussed for April or May
  - Schedule Pressure Cleaning for June
  - Palm Lift's recommended time is 8 months, may have done in April

New Business

- Annual meeting
  - Thursday, February 27, 2020 at 6:30pm at the Pool Pavilion

Meeting Adjourned at 9:02pm