

Harmony Lakes Townhomes  
Phase 2 Association  
Home Owners Meeting  
Board Meeting Minutes

DATE: February 13, 2020

TIME: 7:00pm

LOCATION: Pine Island MFC

- Call meeting to order at 7:02pm
- Attendance: LeAnne Decoste, Troy Parker, Giuseppe Giugno, Richard Ekle,, DNS Management Co. representative Denis Sobiewski. Larry Smith absent.
  - Establish a quorum -
- Previous Board Minutes – January 23, 2020 Motion made to ratify - motion seconded, motion passed to ratify previous minutes.
  
- Central Board – Appointees summary:
  - Comcast working on property – upgrading lines – work will be ongoing.
  - Request minute copies of the WHLTA records be sent to DNS.
  - Mr. Sobiewski will contact United Community & Central Board to make request. Request made, once obtained Central minutes will be posted on DNS Phase 2 site.
  - Contacted Central & United Community about pothole at south entrance right lane exit on to Hiatus Road. Repair Completed.
  - Lift Stations – Workers on property to work on lift stations.
  - North Entrance still needs fixing.
  
- President’s Report and/or Old Financial Matters
  - CDARS – July 2020 (6 months) / January 2021 (12 months) – cancelled due to interest lower than current rate. Motion made to leave in reserves. Motion 2<sup>nd</sup>, Motion passed 4-0.
  - Revised 2019 General Ledger & 2018 1<sup>st</sup> Qtr FS reconstruction for compilation w/ Charles Fernandez – Status on going making progress.
  - Confirm 2019 Reserves funded over charges for Tree Reduction and New Pump – pump 5. Move money back to operating account from reserves.
  
- New Financial Matters
  - Accts Payable – Checks signed & payed.
  - Painting Contract – Paint 10year Sherwin Williams paint, Same color scheme. Add Paint code to painter contract to insure use and proper application by Sherwin Williams. Motion Made, Motion 2<sup>nd</sup>, Motion passed 4 -0

- Old Business  
M & M Painting Contract (to include pressure cleaning roofs) – Move from fall 2020 to April - May 2020 or until finished. Motion Made, Motion 2<sup>nd</sup>, Motion passed 3 -1.  
Set general pressure cleaning upon completion of painting for spring and schedule for November.  
Palm Lift recommended every 8 months. Motion made, Motion 2<sup>nd</sup>, Motion passed 4 – 0.  
Palm Tree/Hardwood removal & replacement responsibility under review by attorney.
- New Business –  
Set Annual members meeting – February 27, 2020 @ 6:30 PM Harmony lakes Pool Pavilion. Notices have been mailed

MEETING ADJOURNED 8:40

Respectfully submitted by:

*Troy Parker*