

Harmony Lakes Townhomes Phase 2

Board of Directors

Minutes of Board Meeting

July 11, 2023

Minutes of the Board of Directors meeting of the Harmony Lakes Townhomes Phase 2 Home Owner's Association, Davie, Florida, held at the Pine Island Park Multipurpose Center, in Davie, Florida, at 7:00PM on July 11, 2023.

I. CALL TO ORDER

Board member LeAnne called the meeting to order at 7:13PM.

II. ROLL CALL OF OFFICERS

Officer roll call took place at 7:13PM.

Board members present are as follows:

LeAnne Decoste, President,

Giuseppe Giugno, Vice President, Treasurer,

Rick Ekle, Secretary,

Larry Smith,

Troy Parker

Board members absent are as follows:

None

III. MEETING TRANSCRIPTION DISCUSSION

Board members discussed different software for transcribing meeting recordings so that minutes could be prepared. Secretary Rick Ekle agreed to look into different software for this.

IV. CENTRAL ASSOCIATION BUSINESS REPORT

- a. Palm and hardwood trimming is complete.
- b. Dead and diseased palm trees were replaced.
- c. "No parking at any time" signs were installed at the South entrance.
- d. Board members discussed the question of who to contact when people park in the no parking areas.
- e. Discussion on the meter(s) for Pumps 1 and 2.

V. OLD BUSINESS

- a. We are getting proposals on road striping.
- b. Hardwood reduction was completed, except for replacing some dead / diseased palms.
- c. Roof pressure cleaning in progress. Most residents are happy with it.
- d. Towing contract was renewed.
- e. We are working on drafting some amendments to the covenants regarding new owner and tenant processing.
- f. Board discussed the Comcast renewal. Decided to get quotes from AT&T and Blue Stream before approving it.

VI. NEW BUSINESS

- a. Discussed a new statute that forbids grills, hibachis and fireplaces inside or outside houses within 10 feet. We need to get more information on this.

VII. FINANCIAL REPORT

- a. Leanne gave the financial report at 8:19PM.

VIII. OPEN FLOOR FOR RESIDENTS

- a. There was a discussion as to whether we need to do road striping.
- b. There was a discussion as to the problem of too many cars parked in the cul-de-sac of 109th terrace.

IX. MEETING ADJOURNED

- a. A motion was made to adjourn the meeting and was approved at 9:00PM.

Rick Ekle, Secretary

<date>