

Harmony Lakes Townhomes Phase 2

Board of Directors

Minutes of Board Meeting

September 21, 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 September 21, 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 7:21PM.

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. Previous Board Meeting Minutes

Leanne went over the minutes from the previous board meeting on July 11, 2023. A motion to accept the minutes was proposed by Larry, seconded by Rick and approved.

IV. Financial Report

The financial report was skipped in favor of a discussion of the proposed 2024 Annual Budget

V. Old Business

- a. The board is still trying to resolve the issue of the electrical meter shared by pumps 1 & 2.
- b. We are getting proposals on pavement striping.
- c. The advertising contract with Comcast expired and has not been renewed yet as the association lawyers requested some changes to the contract.

VI. New Business

- a. A copy of the Central Association 2024 Budget was requested but has not been provided yet.
- b. A proposed set of amendments to the HOA documents were provided to resolve several issues. Leanne asked for comments on them from the board.
- c. Leanne suggested we schedule a legal council meeting to discuss various legal issues.

VII. 2024 Annual Budget Discussion

Leanne reported the proposed 2024 Annual Budget. The budget was discussed, and a few changes were made to it.

VIII. MEETING ADJOURNED

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

Rick Ekle, Secretary

10/17/2023