**Harbour Pointe HOA**

**Board Meeting: April 11, 2024**

Present: Randy Nahvi, Pat Picket, Chip Slagle, Al Hohn, John Menne

Pegasus: Michael Dalton, Sharon Dalton

Maintenance: Not present

Owner Guests: Joan Lawrence, Jean Rossock, Katie O’Conner

Minutes of the previous HOA Board meeting (March 2024) were approved.

**GUEST COMMENTS:**

The speed limit sign on S. Harbour Pointe Dr has fallen off the pole and needs to be fixed

Roof leak in unit 15 will be reported to Pegasus for repair scheduling

**COMMITTEE REPORTS:**

No Committee members were present.

**MAINTENANCE:**

Michael included the list of current projects in the handout packet.

The fire escape repair work is to begin by 4/17 as the fire trail has now been rebuilt to support getting the equipment back to the project location.

The Harbour Pointe road repair work is set to start -- to cut out and repour concrete on those parts of the roadway that are in disrepair. There are a couple additional small areas in need of the same work that RN will have quoted and add to the contractor’s agenda when they are here to get it all completed simultaneously.

Pegasus has requested that Mark’s Maintenance get the nets out on the courts.

**FINANCIALS**

Michael presented the HOA financial report as of March 31, 2024.

Highlights include: Reserve balance of $418,768. Operating account balance of $77,759. Year to date revenue of $176,199 and YTD expenses of $108,282 yielding net income of $67,916.

Details prepared by Michael were provided which included the Statement of Accounts and Income, Statement of Income and Expenses, Expenses by Category, the Delinquency Report and the Checkbook Ledger showing every check issued in March 2024. Pegasus contacted a new attorney regarding pursuing the large, delinquent dues from unit #62 who has sent a letter demanding payment.

**OLD BUSINESS:**

Speed humps for S. Harbour Pointe Dr.. – RN, AH and Paul met with the contractor to discuss optimal location and size of speed humps and determined the proposed plan discussed at the March meeting was the best solution with the idea of perhaps adding a third one to curtail the speeding that occurs between the two existing bumps. The bid to replace the existing speed bumps with softer blacktop speed humps remains at $3,860 for two. The Board agreed to go ahead and get on the contractor’s schedule and continue to consider whether a third one gets added before the work commences.

Insurance question about shopping the coverage – HP’s current agent shops the insurance every year before renewal to ensure we have a competitive cost-coverage scenario.

**NEW BUSINESS:**

Landscaping – CS has met with landscape/grass cutting companies and recommended we contract with Nature’s Link (Lester) for HP’s 2024 landscape needs to include mulch, bed maintenance, grass cutting, and plant trimming with a not to exceed spend of $75K. JM seconded the motion and it passed unanimously.

**PSA UPDATE:**

JM gave an update on the first PSA BOD meeting of the year held in March. The annual meeting for all of Eagle Pointe is on Saturday April 20th. There are vehicles driving around two of the gates (3 and 5) and there will be rocks placed to prevent this activity. The PSA Treasurer is working to understand the food and beverage financials through Ed Sahm with limited success. There is a developer looking to add additional units (~27) in the back of Eagle Cove near Bay Pointe.

**NEXT MEETING:**

The next HOA Board Meeting will be May 9.

MEETING ADJOURNED AT 6:10 pm.

Minutes submitted by JM.