

Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Special Meeting Minutes
July 1, 2021

I. CALL TO ORDER

Russ Rossi called the Board Meeting to order at 5:40p.m.

II. ROLL CALL/DETERMINATION OF QUORUM/NOTICE OF MEETING

Directors Present: Russ Rossi

Jerry Kubick

Kumar Ganesan

Jeff Witt

Mike Dickey

Staff Present: Ray Leonard CAM

Notice: Ray Leonard CAM, verified that notice of the Board meeting was posted on site per Florida Statute 720.

III. NEW BUSINESS

- A Motion was made by Mike Dickey and seconded by Kumar Ganesan to approve the Restaurant Construction Agreement as written and to authorize Jerry Kubick to execute the Agreement on behalf of the Association. **All in favor-MOTION PASSES.** Russ Rossi and Jeff Witt did not vote due to possible conflict of interest.
- A Motion was made by Mike Dickey and seconded by Kumar Ganesan to approve the Pool Deck Association Agreement as written and to authorize Jerry Kubick to execute the Agreement on behalf of the Association. **All in favor-MOTION PASSES.** Russ Rossi and Jeff Witt did not vote due to possible conflict of interest.
- A Motion was made by Mike Dickey and seconded by Kumar Ganesan to approve the painting quote from AIC Paint as written and to authorize Jerry Kubick to execute the Agreement on behalf of the Association. **All in favor-MOTION PASSES.** Russ Rossi and Jeff Witt did not vote due to possible conflict of interest.

IV. NEXT MEETING

Wednesday, July 28, 2021

V. ADJOURNMENT

A motion was duly made to adjourn the meeting at 6:39pm. **All in favor-MOTION PASSES.**

These minutes were approved on _____

Signed

Printed Name

VII. NEXT MEETING
Wednesday, July 28, 2021

VIII. ADJOURNAMENT

A motion was duly made by Russ Rossi and seconded by Mike Dickey to adjourn the meeting at 7:16pm. **All in favor-MOTION PASSES.**

These minutes were approved on _____

Signed

Printed Name

Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Meeting Minutes
May 26, 2021

I. CALL TO ORDER

Russ Rossi called the Board Meeting to order at 5:35p.m.

II. ROLL CALL/DETERMINATION OF QUORUM/NOTICE OF MEETING

Directors Present: Russ Rossi

Jerry Kubick

Kumar Ganesan

Jeff Witt

Mike Dickey

Staff Present: Ray Leonard CAM

Notice: Ray Leonard CAM, verified that notice of the Board meeting was posted May 1, 2021

Guest Present: Janet Morin, Debbie Pishock, Lester Eliasquevich, Elaine Kaufman, Alex Marcinkiewicz

III. APPROVAL OF MINUTES

A Motion was made by Jerry Kubick and seconded by Mike Dickey to approve the Board of Directors meeting minutes from March 2021. **All in favor-MOTION PASSES**

IV. REPORTS

A. Directors

1. Treasurer- Jeff Witt gave the financial update.

2. Management extra charges- March 2021- \$710.19 /April 2021-\$1,363.94 (letters sent about car robberies)

B. Committees

1. DRB- No board members present to give update.

C. Management Report

Ray Leonard reviewed the management report with the board.

D. Kumar Ganessn

Kumar discussed member engagement, backlog projects, tennis court rules and regulations & keeping the board updated between meetings.

V. OLD BUSINESS

A. Restaurant Update

Russ Rossi updated the board with new restaurant negotiations.

- B. LED Lighting
- C. Jeff Witt and Ray Leonard updated the board with preparations for new LED lighting installation.
- D. The board reviewed the ADA report.

VI. NEW BUSINESS

A. Rules and Regulations

A motion was made by Jeff Witt and seconded by Mike Dickey to change the opening and closing of the amenities as follows: Pool-7am-Dusk, Fitness Room-5am-9pm and tennis courts-8am-10pm. **All in favor-MOTION PASSES.**

B. Lounge Chairs and Drinking Fountains

A motion was made by Russ Rossi and seconded by Mike Dickey to turn the drinking fountains back on and to put out all of the pool lounge chairs. **All in favor-MOTION PASSES.**

C. Air Conditioning

A motion was made by Jeff Witt and seconded by Mike Dickey to approve the purchase and installation of a new condenser for the clubhouse. **All in favor-MOTION PASSES.**

1. Maintenance contract with Caldeco-Discussion tabled

D. Legal

A motion was made by Russ Rossi and seconded by Jerry Kubick to give the following properties their first attorney notice. **All in favor-MOTION PASSES.**

- 19318 Seacove-House discoloration
- 4311 Waterford Landing-Discolored mailbox
- 19107 Harbor Bridge-Discolored pavement
- 19316 Seamist-Overnight parking

A motion was made by Russ Rossi and seconded by Jerry Kubick to send the following properties to Pre-Mediation. **All in favor-MOTION PASSES**

- 19105 Heritage Harbor Parkway-Tiles on driveway
- 4348 Waterford Landing-Sign, lawn, discolored house

A motion was made by Russ Rossi and seconded by Jerry Kubick to send the following properties to Litigation. **All in favor-MOTION PASSES**

- 4018 Harbor Lake-Trash cans, overnight parking, pavement & palms
 - 19023 Fisherman's Bend-Driveway and mailbox.
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VII. NEXT MEETING

May 26, 2021

VIII. ADJOURNAMENT

A motion was duly made by Russ Rossi and seconded by Jerry Kubick to adjourn the meeting at 8:15pm. **All in favor-MOTION PASSES.**

These minutes were approved on _____

Signed

Printed Name

Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Meeting Minutes
March 31, 2021

I. CALL TO ORDER

Russ Rossi called the Board Meeting to order at 5:32p.m.

II. ROLL CALL/DETERMINATION OF QUORUM/NOTICE OF MEETING

Directors Present: Russ Rossi

Jerry Kubick

Kumar Ganesan

Jeff Witt

Mike Dickey

Staff Present: Ray Leonard CAM

Notice: Ray Leonard CAM, verified that notice of the Board meeting was posted March 1, 2021

Guest Present: Janet Morin, Elaine Kaufman, Keith Alberico, Alex Marcinkiewicz

III. APPROVAL OF MINUTES

A Motion was made by Jerry Kubick and seconded by Mike Dickey to approve the Board of Directors meeting minutes from January 27, 2021 march 10, 2021. **All in favor- MOTION PASSES**

IV. REPORTS

A. Directors

1. Treasurer- Jeff Witt gave the financial update.

2. Management extra charges- Jan. 2021/\$543.57 & Feb. 2021/ \$536.22

3. Miscellaneous Items

A. Kumar Ganesan reviewed plan to update website with a sign up Volunteer page.

B. Suspending Amenity Privileges-Discussion tabled.

B. Committees

1. DRB- No board members present to give update.

C. Management Report

Ray Leonard reviewed the management report with the board.

V. OLD BUSINESS

A. Restaurant Update-Russ Rossi gave the restaurant update.

1. A motion was made by Jeff Witt and seconded by Kumar Ganesan to allocate \$52,000 from the reserves to the renovation of the restaurant. **All in favor-MOTION PASSES.**
2. A motion was made by Russ Rossi and seconded by Jerry Kubick for the HOA to help fund entertainment/promotional activities to generate interest in the new restaurant. A commitment of \$2000 per quarter and \$3000 for the Stormbringer Band was requested for the rest of 2021 (starting in July) and all of 2022 & 2023. **All in favor-MOTION PASSES.**

VI. NEW BUSINESS

A. Pool Lounge Chairs

A motion was made by Russ Rossi and seconded by Jerry Kubick to return 32 lounge chairs (2 per umbrella) to the pool deck. **All in favor-MOTION PASSES.**

B. LED Lighting

A motion was made by Jeff Witt and seconded by Kumar Ganesan to replace the lighting in the volleyball, basketball, hockey and tennis courts with LED lights. Replacement light cost may not exceed \$40,000. **All in favor-MOTION PASSES.**

C. Janitorial Service Proposal

A motion was made by Jeff Witt and seconded by Jerry Kubick to hire Global Janitorial Concepts Corp to replace the current cleaning company. **All in favor-MOTION PASSES.**

D. Abi Water Tank

A motion was made Jerry Kubick and seconded by Jeff Witt to split the purchase (\$5,997.40) of an Abi Water Tank with the CDD. **All in favor-MOTION PASSES.**

E. SRK Contract

Discussion tabled.

F. Legal

A motion was made by Russ Rossi and seconded by Jerry Kubick to give the Following properties their first Attorney Notice. **All in favor. MOTION PASSES.**

- * 4345 Waterford Landing Drive-Sign
- * 19105 Heritage Harbor Parkway-Tile
- * 19328 Aqua Springs Drive-House
- * 18924 Fisherman's Bend Drive-House Discoloration

A motion was made by Russ Rossi and seconded by Jerry Kubick to send the following properties to Pre-suit mediation. **All in Favor-MOTION PASSES.**

- * 4208 Harbor Lake Drive-House
- * 19023 Fisherman's Bend Drive-Driveway

A motion was made by Russ Rossi and seconded by Jerry Kubick to send the following property to Litigation. **All in favor-MOTION PASSES.**

- * 4018 Harbor Lake Drive-Pavement & Palm Tree

Signed

Printed Name

Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Meeting Minutes
January 27, 2021

I. CALL TO ORDER

Russ Rossi called the Board Meeting to order at 5:36p.m.

II. ROLL CALL/DETERMINATION OF QUORUM/NOTICE OF MEETING

Directors Present: Russ Rossi

Jerry Kubick

Kumar Ganesan

Jeff Witt

Mike Dickey

Staff Present: Ray Leonard CAM

Notice: Ray Leonard CAM, verified that notice of the Board meeting was posted January 2, 2021

Guest Present: Janet Morin, Vito Parato, Alex Marcinkiewicz, John Lyons, Leng Kar Yiu, Elaine Kaufman, Jake, Charlene & Dennis from A Positive Pool

III. APPROVAL OF MINUTES

A Motion was made by Mike Dickey and seconded by Jeff Witt to approve the Board of Directors meeting minutes from November 18, 2020. **All in favor-MOTION PASSES**

IV. REPORTS

A. Directors

1. Treasurer- Jeff Witt gave the financial update.
2. Management extra charges- Nov. 2020/\$4838.23-Dec. 2020/\$783.38
3. Miscellaneous Items- The Board unanimously agreed that 4231 Harbor Lake Drive must remove the screen on the outside of the garage door as it is in direct violation of the community documents. Jeff Witt and Jerry Kubick volunteered to help the homeowner with the contractor if she would like assistance.

B. Committees

1. DRB- No board members present to give update.

C. Management Report

Ray Leonard reviewed the management report with the board.

V. OLD BUSINESS

- A. SRK Cabinets- The new cabinets will be installed February 6.
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VI. NEW BUSINESS

A. Pool Resurfacing

A-Quality Pool representatives discussed the need to resurface the pool. They explained an overview of the process. The Board tabled the discussion until more bids can be obtained.

B. Capital Contributions-Discussion tabled. No action

C. Guard One Contract

Guard One offered a 3 year lock in rate for pool security. Jerry Kubick made a motion and seconded by Russ Rossi to accept the 3 year lock for pool security.

All in favor-MOTION PASSES.

D. Legal

A motion was made by Mike Dickey and seconded by Jerry Kubick to give the following properties their first attorney notice. **All in favor-MOTION PASSES.**

- 19024 Fisherman's Bend-House
- 4202 Sandy Shores-House
- 4217 Sandy Shores-Mailbox
- 19235 Fisherman's Bend-Screen on garage
- 4208 Harbor Lake-House
- 4334 Waterford Landing-House, lawn and no landscaping
- 19023 Fisherman's Bend-Mailbox and driveway
- 19011 Fisherman's Bend-Lawn maintenance
- 19331 Sandy Springs-Mailbox and driveway
- 19323 Seacove-Palms

A motion was made by Russ Rossi and seconded by Jerry Kubick to send the following property to Pre-Mediation. **All in favor-MOTION PASSES**

- 4018 Harbor Lake-Trash cans, pavement and palms
- 4350 Waterford Landing-Overnight parking-continues to park on street

VII. NEXT MEETING

March 31, 2020

VIII. ADJOURNMENT

A motion was duly made by Russ Rossi and seconded by Mike Dickey to adjourn The meeting at 8:15pm. **All in favor-MOTION PASSES.**

These minutes were approved on _____
