Heritage Harbor Golf & Country Club

Community Association, Inc.

Board of Directors Meeting Minutes

March 31, 2021

1. CALL TO ORDER

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

1. 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 Marcinkiewcz

1. 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**

1. 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.

1. OLD BUSINESS
2. Restaurant Update-Russ Rossi gave the restaurant update.
3. 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.**
4. A motion was made by Russ Rossi and seconded by Jerry Kubick for a commitment of $2000 per quarter starting July 2021 for the remainder of the year to help fund entertainment/promotional activities to generate interest in the new restaurant. **All in favor-MOTION PASSES.**
5. A motion was made by Russ Rossi and seconded by Jerry Kubick for a commitment of $3000 for the Stormbringer Band to play at an annual community party in 2021, 2022 & 2023. **All in favor-MOTION PASSES.**
6. NEW BUSINESS
7. 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.**

1. 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.**

1. 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.**

1. 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.**

1. SRK Contract

Discussion tabled.

1. 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

1. NEXT MEETING

May 26, 2021

1. 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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Signed

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Printed Name