

# Harvest Ridge Townhomes Association, Inc.

## Board of Directors Meeting Minutes

### October 3, 2023

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The meeting was held at the MCM Elegante Hotel and was called to order at 6:50 PM. Present were as follows:

Mike Carton	President
Gary Thompson	Vice President
Maurice Marks	Secretary
Bob Shaw	Treasurer
Beatrice Behrens	Director at Large
Derek Patterson	Property Manager

A Board packet was issued to the Board by email before the meeting.

#### **Hearings:**

None.

#### **Secretary's Report:**

The August meeting minutes were approved as submitted.

#### **Financial Report:**

Mr. Patterson reviewed the current AGED Receivables report (\$8.6k is owed).

#### **Manager's Report:**

The 2023 Top 10 List was reviewed.

The three open landscaping projects have been completed.

The 2024 Lawn Contract was discussed, emphasizing the extra four hours a week for 28 weeks. A question-and-answer period followed. Work will continue fine-tuning this extra time, and other general requirements will be submitted for Rockledge's review. A motion was made not to bid the contract out and to renew it for next year. The motion carried 5-0 in favor.

The 2023-2024 Insurance renewal was reviewed, noting the price of roughly \$81k and the 8% Wind & Hail deductible. The current approved budget will support this renewal, but the offset will significantly reduce the Contingency line item. A motion was made to renew the contract, which carried 5-0 in favor.

It was noted that three different vendors inspected the roofs for hail damage, and all reported the minimum damage requirements to file a claim are present. A current replacement bid will be sought with three options for different levels of shingles. An email alert will be issued reminding owners of the need to have Loss Assessment insurance coverage if a claim is filed.

Mr. Patterson discovered that the Comcast revenue share payments were stopped, and after inquiry, it was stated that the agreement was not in force. There are two active requests to Comcast for an update, as the previous HOA representative is no longer in that role.

The 2024 Board meeting calendar was reviewed.

Mr. Shaw left the meeting.

Mr. Patterson read a letter from the owners of 5828 New Crossings Point (dated 9-25-23) responding to a former reply from the Board. It was noted there was no action to take on any of the comments, and the matter of the July 15 petition is closed as all of the common area rejuvenation work was already completed.

There being no further business, the meeting was adjourned at 7:40 PM.



Derek Patterson  
Property Manager