

Harbortown Circle Condo Association 2024 Annual Meeting Minutes. Held on February 1, 2025, 3 pm

Board Attendance: Gene, Mira, Janice, Nelly, Nita, John. Michael absent.

David Kelton and Nate Kelton from FMI Management.

Residents present from sign-in sheet: (by unit #in order of arrival) 2114, 2140, 2112, 2110, 2156, 2152, 2126, 2136, 2171, 2128, 2135, 2155, 2105, 2119, 2118, 2103, 2121, 2109, 2109, 2133, 2131, 2124, 2101, 2139

Action Items/Decisions:

1. Gene (president) - introduction of the agenda
2. Nelly (secretary) presented the Board meeting minutes from the annual meeting 2023; they were approved.
3. Janice (treasurer) - presented a detailed Annual financial report and proposed 2025 budget (the report is available to HCCA homeowners by request)
 - a. Current financial situation
 - b. Discussion on changing Kamper to another accounting service
 - c. Raising cost of insurance coverage and need to have available funds for that
 - d. Discussion on need to raise the monthly fees
4. David Kelton (FMI Management) presented property management review and report on planned repairs and maintenance needs
 - a. Balcony issues
 - b. Siding and painting
 - c. Landscaping issues: rock gardens were liked by the residents and at least two more will be added
 - d. Rabbit holes issue
 - e. Tree trimming
 - f. Gutters guards installation to start in the spring
 - g. Street repairs: asphalt to fill in the holes as a temporary solution for a few years while we collect enough money. Spring inspection will determine the needed work and eventual cost.
 - h. Discussion on salting (ice melt) in the winter
5. Nita (board member) - social committee report - number of activities for the neighborhood that residents like, Drink on the driveway, Olympics on the street, Halloween, Memorial Day event, flowers for deceased, and welcome packets for incoming new owners.

6. Janice (treasurer) - presented the 2025 budget and explained the need to increase the monthly fee. She suggested increasing the monthly fee by \$10 (that is, \$205 per month). That motion was moved by Nelly and seconded by Karen. Discussion ensued numerous questions being answered.
7. An amendment was motioned by Karen and seconded by Gigi to increase by \$30 per month (to \$225 per month). The amended motion was voted on and accepted.
8. Gene (president) called for a vote on the approval to the amended motion (to increase the monthly resident dues to \$225) The amount includes the \$35 to retire the loan in 2027. The new fee is in effect from March 1st, 2025. The motion passed 20-2.
 - a. An email is to be sent to all residents about the fee increase to \$225.
 - b. Minutes will be posted on the Harbortown.org website.
9. Mira (board member) - Webpage
10. New Board members volunteers:
 - a. KarenT
 - b. Mariam

Motion: Gene, second Mira. End of meeting: 4:55 pm

The next whole Association meeting is TBA.