

HARBOR HOMEOWNERS ASSOCIATION

2017 ANNUAL MEETING MINUTES

June 30, 2017 @ 6:30 pm

LOCATION: 500 LAKE MARINA AVE. – LOBBY

ATTENDEES:

Board of Directors: Michael George, Peter Ingrassia & Lisa Schuler.
Property Manager: Bonnie Loftis/ Fontaine Management, Caleb Didriksen/ Didriksen Law Firm, & Zak Fanberg / Eagan Insurance Agency.

ROLL CALL:

A quorum of **78%** was confirmed present, and meeting was called to order.

PROOF OF NOTICE:

Proof of Notice of Meeting was posted and presented.

READING OF MINUTES:

A motion to waive reading the minutes was made by Tessa Steinkamp and seconded.

WEBSITE:

Michael George announced the Harborview website, www.harborviewnola.com. Michael went through the website and explained how to navigate thru it and how to log on. If a homeowner has any issues, they should be addressed to info@harborviewnola.com. Michael explained all the contents including all financial documents, memos, Articles & Bylaws and notices, will be accessible to all registered homeowners. You must have an accurate email on file, to have access. Pete explained that the new website is an excellent opportunity to open the

lines of communication between the board, property management, and all the homeowners.

INSURANCE REPORT:

Zak Fanberg with Eagan Insurance explained the insurance coverage for Harborview, and the importance of having an individual interior policy for your unit, in the event damage occurs. He explained that the HOA has tried to help and fix issues in individual units, and has been very generous, but there is a protocol. When a homeowner receives damage from a common element failure, or from another homeowners' unit, the proper protocol is for an individual owner to file a claim with their insurance agent first. Their carrier will take care of the claim, and may elect to subrogate against the other unit, or the HOA policy. Basically, let the insurance companies figure out who is responsible.

Harborview will work with Eagan to try and provide individual insurance certificates on the Harborview website for availability to owners. Zak explained the coverages we currently have: Commercial property coverage, \$11.9M on the building, \$100k on pool/equipment/fountain, \$5K deductible (Tropical Storm/hail/rain/etc.), and a Hurricane deductible that is now 1% a calendar year. (HAS to be a hurricane and the deductible is ~\$120K).

LITIGATION REPORT:

Given by Caleb Didriksen. Update on pending lawsuits. Alice Atkinson, John McHugh and Andy Oates (attorney). The legal fees still owed for these suits is ~ \$35K + approx. \$17,500 in attorney fees. One of McHugh's challenges is to retract the Bylaw revisions passed by homeowners in 2013. Pete explained that these revisions were well thought out over a two-year period, before even proposed to homeowners. They were put into place to maximize the safety & security of homeowners, and reduce our operating expenses, such as requiring an annual audit at a cost of \$7-8K a year to be performed, where a

compilation is sufficient. Another revision was the HOA to take over the responsibility of all the doors and windows for each unit, which keeps the building aesthetically pleasing, without the homeowner bearing the cost of these replacements individually.

Pete spoke about the Reserve Account Replacement Assessment needed to replace the amount spent on legal fees from 6/30/2016 – 6/30/2017. As noted in the 2016 minutes / budget, the legal fees were omitted in the operating budget, and would be assessed as a Reserve Account Replacement to replace monies used to pay these legal bills annually.

The statement breaking down the legal fees and attorney fees will be posted on the Harborviewnola.com website for homeowners to review. A statement will go out to each homeowner at the end of July for the amount of your individual assessment, based upon your percentage of ownership. Your Reserve Account Replacement Assessment will be due on or before September 1, 2017.

FINANCIAL REPORT:

Operating Account: \$12,500

Construction Account: \$1,044

Reserve Account: \$164,142

BUDGET:

A 2017 budget was passed out and reviewed. You will notice that we have had a significant increase in our annual operating budget over the past year, such as Sewerage & Water bill (+\$18,000), Insurance (+\$6410), Contract labor (+\$10,400), along with a few other additional maintenance expenses. In order to keep our building maintained properly, and continue to provide a high standard of living, we have revised our 2017 budget to reflect these increases. The new operating budget will be posted to Harborviewnola.com, and will go into effect on January 1, 2018.

PETE INGRASSIA UPDATE ON AREA ISSUES:

Pete gave an update on the condo building going up next to Harborview. He fielded questions about some concerns. The building will take approximately 18 months to be built and should assist in increasing the values at Harborview, if we continue to maintain our building accordingly.

BUILDING MAINTENANCE:

Pete spoke about repairs needed on the East side of the building, dryer vent replacements.... Rotten beam and siding in the southeast corner, and other miscellaneous work on the west side balconies where a man lift will be needed to execute the repairs.

All the A/C units are under warranty as of this date but will expire between August and October of this year. Air-Serv (504-347-0063) sent out letters to all unit owners explaining this and the importance of having units checked out before the warranty expires. Please call them to get your expiration date, and we encourage to put your unit on a schedule maintenance plan with them (\$159.00 per year, includes two services per year). You would receive a 15% discount on any future repairs after the warranty expires.

OTHER BUSINESS:

The pool and walkway decking project has been completed. This project seals the parking garage from water penetration, while making a nice finished appearance to the pool deck, courtyards, and all the walkways. Extensive leveling, improved drain system, was part of the project to keep the decks dry after hard rains. Several homeowners expressed concern regarding the construction projects and maintenance issues brought up. A construction committee was suggested to procure large projects in the future. Erika Boerr volunteered to chair that committee.

DELINQUENT HOMEOWNER FEES:

A list of delinquent homeowners was passed out at the meeting. If you find you are one of the delinquent units, you will have until July 31, 2017 to pay your account in full, or to be placed in a payment plan no longer than 6 months, providing you keep your fees current. See property manager before July 31, 2017.

If neither takes place by July 31, 2017, a lien will be placed on your unit for the amount due, and it will be your responsibility to pay to have the lien removed, once your account is paid in full.

Michael George and Peter Ingrassia spoke about Unit #427. This unit is now owned by HOA. Pete explained the Unit will be offered to HOA homeowners first and explained how the sale will be executed. Pete explained that a special meeting will be held to discuss the details of the sale.

ELECTION OF ONE BOARD MEMBER:

The position currently held by Lisa Schuler is up for re-election. Michael George called for nominations from the floor. Michael Coggins was asked to be considered and run against Lisa Schuler. Each candidate for the open position expressed their concerns and gave a brief speech. A vote was cast and Lisa Schuler was re-elected.

A motion to adjourn the meeting was made, and seconded.

MEETING ADJOURNED AT 9:24 PM.