

Harbour Mansion Condominium Association
Open Meeting
December 7, 2020
Via Zoom

Meeting called to order at 7:05 PM. Ray presiding.

Present: Ray Ambrosino, Mike Behar, Mike Greco, Steve Issman and Lois Gerber
Lisa Williams and Dan Baretto Stinger of Midlantic Property Management
(Note: 30 unit owners joined the zoom format).

Officers' Report: Treasurer: Mike G. gave monthly report and reviewed the now-completed 2019 audit which was conducted by Wilkens & Guttenplan.

President: Ray discussed pool opening and Covid restrictions on HM public spaces which are continuing to be closed. He provided update on 2nd floor clubroom and BOD plans for pool/spa area, the front-facing Ocean Ave landscaping and the first floor card room.

Management Report: Dan advised new garage door on order, north/south fencing needs repair, new washer/dryers scheduled to be installed in March, collection for holiday food banks and toys for tots in lobby.

Lisa reported on revised reserve study, staffing, work order procedures and the problem of air conditioners leaking onto terraces in summer.

Committee Report: Lois thanked Charley Bruns for his continuing work on the HM Newsletter.

Steve gave a unit sales/lease update.

Old Business: Dan showed a video on the new 2nd Floor Club Room.

New Business: 2020 Budget - No increase in maintenance. Ray moved to accept, Lois 2nd, unanimous.

2019 Audit - Ray moved to accept, Mike G. 2nd, Unanimous.

Steve moved to adjourn at 7:55PM. Passed

Respectfully submitted,

Lois Gerber, HM Sec'y