

Harborview POA

BOD Meeting

Q1 Quarterly Meeting

March 11, 2026, 10:00 AM

Offices of Semper Fi

Call to Order – 10:15 AM

Roll Call – Tony Cretella – President, Jerrod Bornman – VP, A.J. Baker – Secretary, Greg Bensing – Treasurer, Mel Keith – Member at Large (via conference call), Billy Rivera & Michelle Gotham from Semper Fi

Financial Reports

Operations: \$72,691.90, Reserves: \$30,819.45, Fidelity Account: \$273,500

- \$820 in RFIDs

- \$165 in collected fines

Tier 1 Collections – Billy has been calling people who owe, specifics are read aloud

Greg: We are doing well financially

- Fidelity: 3 Investment Strategies: Investments, Short CD, 3-year CD

- Forecast: \$9000 by end of year, which will continue to grow

Billy has been collecting delinquent FSR money

- about 50% collected so far (essentially free money to us since in Accts Receivable)

Semper Fi has done outstanding work in saving money for the community

- Pool Chemicals, Cheaper Garbage Contract, Cheaper Landscaping Contract, & others

Management, Maintenance, & Old Business

Composite fence added, fire ant hills treated

Clubhouse Service (HVAC) – Tony is in process of finding a vendor, possibly a resident

- Can have service calls instead of a contract

Billy: ARCs are going well and in a timely manner

Pool open year round, positive feedback

- April 1 – will put umbrellas up (or earlier)

Gates – S/B done by end of this week (via TEMS)

Common area damage in phase 3 – time has come and passed for street cleanup

Roads (Phase 3) – Mel sent messages to county & to Beazer

- Not happy with job (BOD & residents) – not to spec

- We need to handle this before bond is released

Beautifying neighborhood – Billy will send a message about this

- Weeds, power washing, etc
- Maybe have a yard of the month (social committee idea)
- Bollards are ordered
- Cabinet for cleaning supplies (clubhouse) ordered
- Semper Fi donated bookcase, Billy & Mel donated books

Cameras – have 3 estimates, Billy suggests security vision (HTC camera quality not recommended)

Gates (Greg) – Menu box adjusted, all 180 residents are now in the box

- Went from 4 to 6 RFID stickers allowed per household
- About 30 remaining RFID stickers available for purchase
- 24/7 Gate Closure, went to that gradually to iron out bugs
- Yelp (emergency vehicles) – successfully able to be accessed (and did so this morning)
- Reduced time gate stays open
- Fog or frost can break beam (may keep gate open longer)
- Positive feedback overall
- Stop signs? (BOD tabled until back gate is operational)

A.J. – Minutes have now been distributed and approved for all 7 previous BOD meetings (5 at another meeting and 2 this morning) – up to date

- Vendor Codes have been given to 21 total vendors so far, fewer issues with their ability to access community
- Resident Codes – Greg & A.J. issued over 100 codes to residents over two days in clubhouse, all residents signed waiver
- Safety & Security Committee – met 12/18/25
 - discussed speeding, animals, other issues
 - agreed speeding s/b first item dealt with
 - formed a budget for stop signs to present to BOD
 - BOD decided to table until back gate is in place
 - will call another meeting after that
 - have noticed a difference with small signs placed around the neighborhood
 - still an issue, may budget for fewer stop signs than originally anticipated
- Social Committee – to be formed next week (roughly)

Jerrod – Social Media Committee – Brian Griggs & Joyce Sicari have been doing a great job, committee is going well

New Business

Need to take a look at pool on Gammon (put in by former resident)

- FSR approval?
- Details discussed, drainage issues

Billy – need to approve Finance and ARC committees

Tony – entry gate spike – to be placed for vehicles entering through the exit gate (front)

Idea of Meet & Greet (social committee)

- set up something in spring (maybe May)
- invite BOD, residents, 1st responders

Pest Control – Billy to talk with Paul Airey's friend who owns a business

Pool house – needs to be monitored for cleanliness (cameras will solve)

- talk more about this at Monday's meeting
- Billy mentions raising the deposit to encourage cleanliness

(Mel drops out of meeting – 11:19)

Annual Meeting – resolution to facebook comments – will have Brian Griggs post a narrative correcting false information

- If quorum is not met at annual meeting, must adjourn

Motion to adjourn – Tony, 2nd Jerrod, meeting adjourned at 11:26AM