

HARBOUR POINT HOMEOWNERS' ASSOCIATION, INC.  
1152 Harbour Point Drive, Port Orange, FL 32117

**BOARD OF DIRECTORS' MEETING NOTICE AND AGENDA**  
**Monday, July 8, 2024 – 6PM EST**

**In Person and Available on Zoom**

Meeting ID: 831 8191 1454 // Passcode: 1152

<https://us06web.zoom.us/j/83181911454?pwd=XoC221Br0QyjkIFxaVIUchy71ZtTxq.1>

CALL TO ORDER: \*Establish quorum \*Recite Pledge of Allegiance

APPROVAL OF AGENDA: \*Approve or amend the following Agenda

READING OF MINUTES: \*Read or waive reading & approve minutes from 6/10/2024

PRESIDENT'S REPORT: E. Oleksiak, President

VICE PRESIDENT'S REPORT: B. Thomas, Vice President

SECRETARY'S REPORT: M. Lamour, Secretary

- Insurance Renewal 2024-2025 - Update

TREASURER'S REPORT: R. Reekie, Treasurer

- CD Option(s)/Interest Fund Option(s) – Completed.

- Reserve Account – Completed.

MANAGEMENT/VIOLATION REPORT: A. Ousterman, CAM/S. Ahmadzadeh, CAM

- Violations to be reviewed: 1215HP Lease Process Reminder Sent 6/25/24; Completed.

- Violation in legal: 1209HP, Update

- Collections in legal: 1401PB, Update

MAINTENANCE REPORT, IF ANY:

ARC COMMITTEE REPORT(S), IF ANY:

CC&R COMMITTEE REPORT(S), IF ANY:

FINANCIAL OVERSIGHT COMMITTEE REPORT(S), IF ANY:

- Update on new members

UNFINISHED BUSINESS:

- Tout Management Contract Renewal – Completed.

NEW BUSINESS:

- Florida HOA Statute Updates – Discussion

- 2025 Budget & Annual Meeting Preparations – Discussion

- ARC Process Review – Discussion

o Determining What Does vs. What Does Not Require ARC

o ARC Application Approval Process & Steps

OPEN FORUM

ADJOURNMENT

NEXT EVENT(S)/MEETING(S)

Board of Directors Meeting – August 12, 2024 – 6PM EST