



HP HOA NEWSLETTER FEBRUARY 2023

Dear Harbour Point HOA Members

I hope your 2023 is off to a good start. I want to let you know that Jim Bohannon resigned from the board this month. I want to thank Jim for his service to our HOA. In Monday's board meeting Tom Trageser was voted to replace Jim according to the process outlined in our by-laws.

I wanted to write you today about four main topics.

First an update on our efforts to provide an updated and improved HP HOA Documents of Covenants and Conditions. Second the status of our community lawns. Thirdly, just a reminder about submitting an ARC form for any outdoor improvements and finally to provide tips on the best way to bring your concerns to the board.

Over the last couple years, the Declaration of Restrictive Covenants and Conditions (which were last update and voted on in 2012) have been taken from a paper only version to an electronic form with an interactive table of contents which is easy to search, well organized and has eliminated duplication and ambiguities (which have come up over the last many years in board meetings). The majority of the changes hopefully will enhance your enjoyment of our community. The overarching theme is to keep our community neat and a place to be enjoyed. Many of you are concerned about the use of your carport for table and chairs to sit and visit with friends and neighbors. Under the proposed document, that is still allowed and is supported by the majority of your current board. The language simply states to keep it neat and organized, which I think most of us support. The same goes for things like bikes and kayaks if neat and organized (for example hung on a wall or ceiling or bikes parked back by the house). Keep them stored neat and organized. Our current documents do not allow storage outside your unit. The new documents now allow for certain storage on the back half of your side unit and behind your unit. The new document also allows for a larger backyard patio footprint while still maintaining neighbor to neighbor privacy. The proposed document is out on our HOA website under member information and paper copies are available in the clubhouse. Many of you expressed concern about associated legal costs. The estimated legal and filing costs should be less than \$1000. Please check it out, especially the items I mentioned above. The online and clubhouse copies will be available until our next board meeting. At our March 13th board meeting with board approval, Tout Management will be mailing a packet with a paper copy of the proposed final Declaration of Restrictive Covenant and Conditions for all members to vote on at a special meeting on April 10th prior to our monthly meeting. A simple majority (51%) of



our units members must approve of the new document or the existing document, will remain in place.

2022 was not a good year for our lawns. Unfortunately we had several sprinkler pumps break during low rain periods to put stress on many areas of lawn. Then we had back to back hurricanes which soaked much of our lawns with salt water. Unfortunately an antiquated sprinkler system and the threat of hurricanes will be something we will have in our future. The good news is that Bob Thomas will be working closely with our landscape vendor over the next couple months to fill in ruts and put sod where needed. They will be walking the community to identify areas of need. The sod farms have indicated that it will be mid-March before adequate sod is available. Until then they will do what they can to prepare for the sod. Hopefully we also get some help from mother nature with rain and sunshine.

It is wonderful to see so many improvement projects going on in our community. Please remember to submit an ARC form for any exterior improvements before your project get started. Forms are available at the clubhouse. Tom Trageser is the new chair of the ARC committee and is willing to help if you have any questions on filling out the form.

The last item is to help you most effectively to get any issues or concerns you have addressed by the board. Please provide any issues or concerns you have for the board to Tout Management by email, in writing to the clubhouse or mailed directly to Tout Management. Their information is provided below. Your request will be addressed at our next monthly board meeting. This process should ensure that your request gets addressed. Remember that our monthly meetings are both in-person at the clubhouse and available on zoom. If it is an emergency or urgent safety issue please call Tout directly. They will make sure the board is notified and that the issue is addressed.

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Sincerely
Ed Oleksiak
HP HOA President