

Tower Harbor Condo Association - Board of Directors Meeting Minutes

Monday, February 10, 2025 at 4:00 PM via ZOOM

1. **Call to Order:** 4:03 PM EST

- a. Present for THCA: K. Mueller, G. Freeman, P. Murphy, A. Seuryneck, J. Street, J. Whiteley
- b. Absent: B. Fish
- c. Present for Cornerstone:

2. **Financial Report as of January 31, 2025**

Checking – Huntington	95,473.93
Reserves – Huntington	163,019.51
TOTAL CURRENT ASSETS	258,493.44

- a. **Treasurer's Report** – No report

3. **Cornerstone Update**

- a. **Dues Delinquencies:** None
- b. **Completed Tasks:** See Attachment A
- c. **Open Tasks:** See Attachment B
 - i. Harbor Court light post not installed as the ground is frozen
 - ii. Mariner's Cove slider to be checked, Unit 366

4. **THCA Maintenance/Repair/Replacement Responsibilities Matrix**

- a. Kathleen will prepare the Matrix for legal review.

5. **Rental Update**

- a. **As of 02/07/25 there are five registered rentals for 2025. These are the only rental units that should be found on-line:**
 - i. 340B Mariner's Cove
 - ii. 342A Mariner's Cove
 - iii. 348C Mariner's Cove
 - iv. 372 Mariner's Cove
 - v. 184 Hamilton
- b. **One un-registered unit was found renting on-line. They have until 3/01/25 to register with THCA, and pay the \$100.00 registration fee:**
 - i. 368 Mariner's Cove
- c. **Expiring City of Douglas rental certification notification went out:**
 - i. 340B Mariner's Cove was warned that their City of Douglas certification will expire on 7/27/25

6. **THCA Units on the Market:**

- a. 149 Harbor Court - \$450,000

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- 7. Next Meeting will be on March 18, 2025, at 4:00 PM via ZOOM**
 - a. Please note the date change**
- 8. Adjournment:** Meeting Adjourned at 4:32 PM

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Appendix A: Open Tasks

Unit #	Date Created	Description	Task Id
135 - B2	12/3/2024	Estimate to shave slider door header	2708914
137 - B2	9/20/2024	Paint bedroom ceiling	2663511
190 - B12	9/27/2023	Posts for Patios	2416718
200 - B11	8/23/2024	Spots on ceiling	2644786
366 - B10	2/3/2025	Slider Downstairs Bedroom - 366 Mariners Cove	2745284

Appendix B: Closed Tasks

Unit #	Date Created	Description	Task Id	Date Closed
	10/13/2023	Mariners Cove garage electric panel--Quote	2429791	1/13/2025 17:20
141 - B3	12/11/2024	GFCI tripping	2714224	2/4/2025 20:30
143 - B3	10/15/2024	Spot on ceiling	2679451	1/10/2025 18:35
202 - B11	8/11/2024	Casement Window still leaking: flashing problem - continuation of Request # 02600985	2636422	1/13/2025 17:39
342 A - B6	12/19/2024	Front door weatherstripping	2718724	1/13/2025 17:15
342 C - B6	7/26/2024	Estimate - Garage leaking	2625279	1/13/2025 15:34
344 B - B7	12/19/2024	Multiple lights out	2718837	1/13/2025 17:17