

# HARBOR HILLS PROPERTY OWNERS' ASSOCIATION

## Board of Directors meeting 2/18/2026

The Harbor Hills Board of Directors met at Belleair Bluffs City Hall, 2747 Sunset Blvd., Belleair Bluffs, Florida, 33770.

<b>Opening:</b>	Meeting was called to order by Board President member Greg Runey at <u>6:30 PM</u>
<b>Roll Call:</b>	<p>The members were Jake Stowers, Diane DiMaio, Morgan Billig, Ed Chesney, Rodney Finke, Greg Runey, Joe Navarro and Mike Clark.</p> <p>Janine Terragnoli was in attendance to report on HOA website.</p>
<b>Residents Comments</b>	Resident Judy Cole was in attendance. She commented that she was attending to meet the board members.
<b>Approval of January 2026 minutes</b>	Mike Clark made a motion to approve the minutes of January 21, 2026 Ed Chesney 2 <sup>nd</sup> the motion. Minutes were approved.
<b>Treasurer's Report</b>	<p>Ed Chesney reported that the Chase account has \$62,480.67 combined checking and savings. And First Citizens CD is in the amount of \$83,451.29 and has been renewed until 10/2026.</p> <p>Annual HOA dues notices were mailed out to all property owners. 167 homeowners have paid 2026 dues. Ed mentioned the breakdown of payments were 66 checks, 45 on the website and 56 by Zelle.</p> <p>Ed Chesney mentioned that HOA Express, our Web Master is providing a report of paid dues through the website, but it needs to be adjusted to reflect more detailed and accurate information. Morgan and Janine will review and report back at the next board meeting.</p>
<b>Beautification Scanning Report</b>	<p>Diane DiMaio stated nothing new to report.</p> <p>Mike Clark has scanned 3,948 documents to date. He only has one more box of files to be scanned.</p>

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**Web Page**

Ed Chesney stated that an Annual Report is required by HOA's and it will be posted on our website after presenting it to the Board at our Annual Meeting on April 15<sup>th</sup>, 2026.

**Entrance  
lights/landscape**

Rodney Finke reported that the lights on the monument entrances are working. However, Shady Bluffs lights are now not working because a wire was mistakenly cut. He will update the board at the next meeting.

**HH  
Consolidation**

Jake Stowers passed out a document titled Exhibit "A" to Limited Proxy for the Board to review. The declaration of amended and restated covenants and restrictions of Harbor Hills Property Owners Association, Inc. was reviewed, and Janine will make additions and corrections. Ed Chesney stated that we could reference the Pinellas County Code Ordinance by number for reference instead of posting the entire county code within our Deed Restrictions.

**Board Comment**

Jake stated that he would like the document to be finalized by the next board meeting on March 18<sup>th</sup>, 2026.

Janine confirmed that the Sheriff's office contact will speak at the annual meeting. Jake Stowers confirmed that our attorney, Anne Hathorn, will attend the annual meeting, also.

**Adjourn**

Mike Clark made a motion to adjourn. Rodney Finke  
2<sup>nd</sup> motion.  
Meeting was adjourned 7:38 pm.

Respectfully submitted:

Attest:

\_\_\_\_\_  
Diane DiMaio - Secretary

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Greg Runey - President