



HARBORSIDE TERRACE OWNERS ASSOCIATION, INC.

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

NOTICE IS HEREBY GIVEN that on **January 22, 2026 at 3:00 P.M.**, at **4200 Belair Ln, Naples, FL 34103**, a special meeting of the Board of Directors will be held in person and via Zoom for the purpose of approving a Special Assessment in the amount of **\$575,000.00** and any other business which may lawfully be conducted. The Zoom meeting information is found below,

Join Zoom Meeting

<https://us06web.zoom.us/j/6113522079?omn=89414076139>

Meeting ID: 611 352 2079

One tap mobile

+1-305-2241968,6113522079# US

+1-309-2053325,6113522079# US

The meeting agenda is as follows:

1. Call to Order
2. Determination of a Quorum
3. Proof of Notice of the Meeting or Waiver of Notice
4. Report of Robert Trent, Vice President, regarding the need for a Special Assessment for the replacement of the stormwater drainage system and associated equipment and machinery
5. Vote by Directors
6. Unfinished Business
7. New Business
8. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS

By:


Lori Moore, President



**A RESOLUTION BY BOARD OF DIRECTORS OF HARBOR TERRACE OWNERS
ASSOCIATION, INC., ADOPTING SPECIAL ASSESSMENT FOR REPLACEMENT OF
STORMWATER DRAINAGE SYSTEM**

On January 22, 2026, at a special meeting of the Board of Directors of Harborside Terrace Owners Association, Inc. was held, after giving proper notice to the members, the following resolution was approved and adopted by the Board of Directors:

WHEREAS, Section 6.6 of the Amended and Restated Bylaws of Harborside Terrace Owners Association, Inc., authorizes the Board of Directors of the Association to adopt a special assessment as necessary when funds to meet a common expense not provided for in the budget must be collected for the proper repair and replacement of Association Property; and

WHEREAS, the Association is responsible for the maintenance, repair and replacement of the Association Property, including the repair and replacement of the stormwater drainage system; and

WHEREAS, the Board of Directors in fulfilling its fiduciary duty to maintain, repair, replace and protect the Common Elements and provide necessary services for the Association and its members; and

WHEREAS, The Association has engaged Bonness, Inc., to replace approximately 503 feet of its storm water drainage system, at a total estimated cost of \$575,000.

NOW THEREFORE BE IT RESOLVED by the Board of Directors of Harborside Terrace Owners Association, Inc. adopts the following special assessments:

Special Assessment for Stormwater Drainage System Replacement Project. A special assessment for the total amount of \$575,000 for the purpose of replacing the stormwater drainage system is hereby approved. This Special Assessment will be levied per Unit as follows:

A.	2.8404%	2 Units	\$16,332.88	\$8,166.44 per Unit
B.	19.1941%	12 Units	\$110,366.64	\$9,197.22 per Unit
C.	28.6369%	16 Units	\$164,662.72	\$10,291.42 per Unit
D.	40.2061	20 Units	\$231,185.60	\$11,559.28 per Unit
E.	0.1220%	4 Units	\$52,452.08	\$13,113.02 per Unit
Total:			\$574,999.92 – (rounded off to \$575,000.00)	

Payment is requested **in full within thirty (30) days**, but Unit Owners may **make payments in three (3) installments as follows: First (1) installment payable thirty (30) days after the Special Meeting, Second (2) installment payable sixty (60) days after the Special Meeting, and Third (3) installment payable in ninety (90) days after the Special Meeting.** If unpaid, the Special Assessment shall be collected in the same manner as regular assessments which remain unpaid after the due date.

Schedule of installments per unit type as per below,

- A. 8,166.44 (3 installments of \$ 2,722.15 each – 30/60/90 days after adoption of SA)
- B. 9,197.22 (3 installments of \$ 3,065.74 each – 30/60/90 days after adoption of SA)
- C. 10,291.42 (3 installments of \$ 3,430.47 each – 30/60/90 days after adoption of SA)
- D. 11,559.28 (3 installments of \$ 3,853.09 each – 30/60/90 days after adoption of SA)
- E. 13,113.02 (3 installments of \$ 4,371.01 each – 30/60/90 days after adoption of SA)

Adopted this 22nd day of January 2026, by a vote of _____ for and _____ against of the Board of Directors of Habroe Terrace Owners Association, Inc.

Harborside Terrace Owners Association, Inc.

By: _____
Secretary