

**HARBORSIDE INN CONDOMINIUM TRUST**  
**BOARD OF TRUSTEES SPECIAL MEETING**

**Finance Committee recommendations**

February 18, 2025, 7am on line via zoom

**Attendees:** Kevin Hughes (Chair), Mike Benton (Treasurer), Ralph Perricelli (Secretary), Andrea Sodano, Carl, Kaliszewski, Arthur Young

**Absent:** Patrick Corcoran

1- Call to order & opening remarks by Mr. Kevin Hughes

2-**Motion** by R. Perricelli **Second** by M.Benton To accept the recommendations made by the Harborside Inn Finance Committee to amend the Harborside Inn Procurement Policy to state the following.

Level 1, Level 2 and Level 3 shall be amended to add the following sentence at the end of each paragraph describing each level. "Any procurement requiring a legal agreement must be done by committee prior to purchase. All legal documents shall be executed by the board chair or by his assignee." **Upon the motion passing the amendment will immediately go into effect.**

**Vote: 4-2 in favor:** R. Perricelli, M. Benton, K. Hughes A. Sodano,  
**Opposed:** A. Young, C. Kaliszewski

3-**Motion** by R. Perricelli **Second** by M.Benton To accept the recommendation made by the Harborside Inn Finance committee to reduce the spending thresholds in each of the three levels within the Harborside Inn Procurement Policy, each level will carry the following monetary values.

Level 1 in the first sentence stated \$50,000 and shall be amended to read \$10,000.

Level 2 in the second sentence stated "\$50,0001 to \$200,000" and shall be amended to read \$10,001 to \$50,000.00

Level 3 in the third sentence stated, “greater than \$200,000” and shall be amended to read greater than \$50,000.00

Upon the motion passing the amendment will immediately go into effect.

**Motion Amended** by A.Sodano **Second** A.Young To accept the recommendation made by the Harborside Inn Finance committee to reduce the spending thresholds in each of the three levels within the Harborside Inn Procurement Policy, each level will carry the following monetary values.

Level 1 in the first sentence stated \$50,000 and shall be amended to read **\$25,000**

Level 2 in the second sentence stated “\$50,0001 to \$200,000” and shall be amended to read **\$25,001** to \$50,000.00

Level 3 in the third sentence stated, “greater than \$200,000” and shall be amended to read greater than \$50,000.00

Upon the motion passing the amendment will immediately go into effect.

**Vote: in Favor:** A.Young, C. Kaliszewski, A.Sodano, K. Hughes

**Opposed:** R.Perricelli, M. Benton

**4-Motion** by R. Perricelli **Second** by **A.Sodano** In support of full disclosure and transparency to accept the recommendation of the finance committee to immediately receive from the General Manager or other board trustees the following documents.

Any binding legal agreement signed by the General Manager or a fellow trustee after the Harborside Inn Election date of December 6<sup>th</sup>, 2025, shall immediately be identified and distributed to the full board for review.

Minutes reflect that the General Manager stated there are no contracts that have been executed after the date of 12/6/25 as addressed in the motion.

**Vote: 4-2 in Favor:** K.Hughes, M. Benton, A.Sodano, R.Perricelli

**Opposed:** A.Young, C. Kaliszewski,

**5-Motion** by A.Young **Second** by C. Kaliszewski that The IT contract signed by the General Manager in November of 2025 is a binding agreement between the Inn and the IT organization he contracted with.

**Vote: 6-0 all in Favor**

**6- Motion** by K. Hughes **Second** by R.Perricelli

On or shortly after September 1<sup>st</sup>, 2026, the finance committee shall evaluate the impact (positive or negative) of the two amendments made to the procurement process. The finance committee will make its final recommendations to the board whether to further amend the Procurement Policy.

**Amended motion** by A. Young **Second** M. Benton

To include in the previous motion the capital committee working with the finance committee

**Vote: 5-1 in favor** M. Benton, K.Hughes, A.Sodano, A.Young C. Kaliszewski

**Opposed:** R.Perricelli

**Motion to adjourn** by C. Kaliszewski **Second** by A.Sodano

Meeting Adjourned 7:50 am