

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. January 25th 2012

President, Donna Gerritsen, called the meeting to order at 9:00 am.

Board Members Present: In person were Brian Kirkpatrick, Bill Lander & George Starkus and via teleconference: Donna Gerritsen & Vinny Tuccio - thus establishing a quorum. Also present was Peter Grant, representing Peter Grant, Inc. the Association's Management Company.

Notice of Meeting: A Meeting notice with agenda was posted in the normal manner in accordance with the Association Bylaws and Florida Statute #718.

Approval of Minutes: Brian Kirkpatrick made a motion to approve the minutes of the 12/30/11 Board Meeting as previously distributed. Second by George Starkus. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 12/31/2011 showing that the Association has \$309,868.97 in cash or cash equivalents, \$461,697.61 in total assets and \$160,966.50 in liabilities. The December and YTD budget variance reports were discussed and various questions answered.

Past Due Accounts: Unit #108 (\$4,510.64) and Unit #315 (\$7,855.00) remain as the two problem accounts with #315 still in the foreclosure process.

Old Business:

- **Project Updates:** Management provided updates on various ongoing projects.
 - **FEMA application** – The application has been approved by FEMA and a copy sent to the insurance company applying for a rebate. As soon as the refund is received monthly dues will be reduced as is deemed prudent by the Board. Brian Kirkpatrick made the following motion “May the minutes show an expression of appreciation and thanks, from the Board, to Peter Grant for the inspiration, diligence and extra effort which will result in a significant benefit to all Harbour Village owners through a major reduction in insurance costs”. Second by Bill Lander. All in favor. The motion passed.
 - **Vacating of Warren Avenue:** Management advised that Rob Martell agreed to proceed with the application at his expense with the \$1,500 portion being an amount that will accrue against his prior written commitment to the gate project.
 - **Tennis Courts:** Management was instructed to clean the tennis courts and to obtain updated bids for the repair of the court surface.
 - **Pool Furniture:** Brian & Donna will work on obtaining bids for the replacement of the pool furniture.

New Business:

- **Grills:** Brian Kirkpatrick made a motion instructing Management to replace 4 grills at a cost not to exceed \$2,000. Second by Bill Lander. All in favor. The motion passed.
- **Schofield Boundary plantings:** Management was asked to contact the County and have staff come out and provide some assistance with guidelines for plantings.
- **Repair Projects:** Brian Kirkpatrick made a motion to proceed and complete the drainage of all walkways. Second by Bill Lander. All in favor. The motion passed. Other items to be looked at included: Flag light, dock lines, Lava rock, Pressure wash tables, Unit numbering and door frame painting.

The next meeting was tentatively set for **2/29/12 at 9:00AM**.

There being no further business before the Board George Starkus made a motion to adjourn. Second by Bill Lander. All in favor. The meeting was adjourned.