

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. April 11<sup>th</sup> 2012**

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

**Board Members Present:** Bill Lander in person and via teleconference: Donna Gerritsen, Brian Kirkpatrick, George Starkus & 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:** Bill Lander made a motion to approve the minutes of the 3/20/12 Board Meeting as previously distributed. Second by George Starkus. All in favor. The motion passed.

**Financial Report:** Management presented draft financial statements as of 3/31/12 showing that the Association has \$353,959.49 in cash or cash equivalents, \$384,717.98 in total assets and \$87,229.35 in liabilities. The March and YTD budget variance reports were discussed and various questions answered.

**Past Due Accounts:** Unit #108 (\$5,330.64) and Unit #315 (\$8,675.00) remain as the two problem accounts with #315 still in the foreclosure process.

**Old Business:**

- **Project Updates:** Management provided updates on various ongoing projects.
  - **Landscaping on Schofield:** Donna advised that Linda Moreau is in contact with the Foster's regarding some planting suggestions. Vinny suggested to maybe install 8 foot long 6 foot high fence panels separated by a plant or tree along the property boundary.
  - **Tennis Courts:** Management was instructed to have the bids modified to include just leveling of the sink areas not a complete dig out.
  - **Repair Projects:** Several items will be completed over the summer months including paving repair, painting of door trim and drainage work. Management had been asked to research how to add irrigation to the paving & drainage line item of the reserve accounts. A simple majority vote of the owners will be required to make the change. A special members meeting can be called and a vote taken with proxy forms available for those not in residence. Management has requested bids for the replacement of the deteriorating irrigation system and was further instructed to work on finalizing the drainage work this year which would include pumps at the clubhouse and building #2 and additional gravity drains at building #3 & #4.

**New Business:**

- **New Owners:** Management advised that unit #304 has been sold to John Noone & Cheryl Hutchinson from Harpswell Maine.
- **Party Policy:** After discussions regarding a recent party at the pool and clubhouse Management asked the Board to adopt or approve a policy and procedure for approving/declining functions at Harbour Village. Brian Kirkpatrick made a motion to adopt a policy that if any resident wishes to erect any structure on common area it shall require prior board approval and notice of outdoor functions should be posted in the entryways as early as possible to notify all residents. Second by Bill Lander. All in favor. The motion passed.

The next meeting was set for **6/20/12 at 9:00AM.**

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