

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. January 14th 2014

Association President, Brian Kirkpatrick, called the meeting to order at 9:00 am.

Board Members Present: Brian Kirkpatrick, Bill Lander, Rich Moreau & George Starkus, were present either in person or via teleconference thus establishing a quorum. Also present was Peter Grant, representing the Association's Management Company.

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

Approval of Minutes: George Starkus made a motion to approve the minutes of the 12/6/13 Board Meeting as presented. Second by Bill Lander. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 12/31/13 showing that the Association has \$323,335.90 in cash or cash equivalents and \$390,616.94 in total assets The December and YTD budget variance reports were discussed and various questions answered.

Past Due Accounts: Management advised that the owners of #108 continue to honor their agreement to catch up their accounts with monthly payments from the renter and #406 is making payments to catch up as well.

Old Business:

- **Unit Numbering:** Rich Moreau made a motion to approve expenditure of up to \$1,500 to replace all numbers. Second by Bill Lander. All in favor. Motion passed. George to work with volunteers on this.
- **Schofield plantings:** Management was asked to speak with Peter Cull to see if there is any intention to remove more plantings outside our property line.
- **Walkway over swale:** Rich Moreau will gather more information regarding a culvert style walkway crossing for discussion at the next board meeting.
- **Personal property storage:** It was noted that kayaks are being stored in locations not approved for storage. Bill Lander made a motion to have a kayak rack built in the boat yard. Second by George Starkus. Material will be purchased and volunteers will erect it.
- **Speeding:** Once again this year it has been noted that some drivers are exceeding safe speeds through the complex. Management was instructed to remind Villas owners of the speed limit and to erect a speed limit sign near building #4.

New Business:

- **Plumbing Issues:** Management reported on the increasing frequency of pin holes in the under building copper water lines. It was suggested that we obtain bids to replace the copper with cpvc lines.
- **Rodents:** Reports have been received of small rodents about the property and that some owners are feeding squirrels. Management was instructed to prepare a "No Feeding the Animals" rule for adoption at the next board meeting.
- **Trailers:** It has been noted that there are trailers not registered with the Association in the trailer yard. Management was instructed to put up notices in each entry telling residents to register their boats & trailers. Further, Management was to contact the attorneys to find out exactly what the Association can do for non-compliance with the rules.
- **Building #1 Parking:** It has previously been noted that the orientation of the parking lot in front of Building #1 lends itself to an unsafe narrowing of the driveway for cars. Management was instructed to obtain bids to expand the #1 parking lot by 10 feet to the north.
- **Bike Rack:** Management was asked to obtain a new rack for Building #2 which appears to have been stolen.

The next meeting is set for **2/12/2014 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.