

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting
October 20th 2010

President, Rich Moreau, called the meeting to order at 9:00 am.

Board Members Present: In person - Rich Moreau & Bill Lander, via teleconference - Brian Kirkpatrick 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 8/31/2010 Board Meeting as previously distributed. Second by Bill Lander. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 9/30/2010 showing that the Association has \$279,906.65 in cash or cash equivalents and \$300,255.17 in total assets. The September and YTD budget variance reports were discussed and various questions answered. The current expense budget status shows \$8,810.78 under budget year to date.

Past Due Accounts: A foreclosure action has recently been completed on unit #110 and ownership has passed to Wells Fargo Bank. An invoice has been sent to the Bank for past dues. Management was instructed to ascertain how much it would cost to foreclose Association liens on delinquent accounts.

Old Business:

- **Updates:**

- **Entry Gate Project:** No new information at this time. Management is working with the County to obtain relief from three lane codes.
- **Pool Equipment Fence Plantings:** Rich Moreau detailed the planned plantings of Simpson Stoppers along the pool equipment fence to be completed in the next two weeks.
- **Melaleuca Removal:** Previously approved removals have been completed. Bill Lander made a motion to spend up to \$1,200 on the removal of additional trees. Second by Rich Moreau. All in favor. The motion passed.

The next Board meeting will be the annual budget meeting **on November 23rd 2010 at 9:00AM**

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