

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. November 14th 2012

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

Board Members Present: Brian Kirkpatrick & Bill Lander, and via teleconference: 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 9/19/12 Board Meeting as previously distributed. Second by George Starkus. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 10/31/12 showing that the Association has \$322,386.33 in cash or cash equivalents, and \$2,274.53 in current liabilities. The October and YTD budget variance reports were discussed and various questions answered.

Past Due Accounts: Unit #108 (\$8,060.64) and Unit #315 (\$11,405.00) remain as the two problem accounts with #315 still in the foreclosure process. Several accounts still have small balances. Management was instructed to collect these amounts and to send any accounts necessary to the attorneys for lien filings. Brian Kirkpatrick made a motion instructing Management to have the Association's attorneys re-file the lien on unit #108 and to make the necessary demands to the Renter and Owner that all future rents must be paid directly to the Association and further revoking the unit residents right to use the common element property as provided under Florida Statute #718. This revocation of use rights would apply to the Owner & Renter. Second by Bill Lander. All in favor. The motion passed.

Budget Workshop: Management had circulated a draft budget proposal for 2013 that would keep the monthly dues unchanged at \$390.00 per month but would cover the increases in various line items and fund the reserves including a new line item for window replacement. A copy of the draft proposal will be sent with the notice of the budget meeting to all owners at least 14 days prior to the 12/11/12 meeting.

Old Business:

- **Project Updates:** Management provided updates on various ongoing projects.
 - **Drainage:** Management presented an alternate product for use in the walkway drainage project. It is a gravel free EZ Flow French drain system. Management was instructed to complete a small test project prior to completing all the buildings.
 - **Trim Painting:** The entry side project is underway and should be completed by the end of the month.

New Business:

- **Boat Dock Repair:** Management was instructed to get bids for the replacement of the deck boards with a "Trex" like product.
- **Railings on Lanais:** Management was instructed to obtain bids on resurfacing the railings and also re-painting the wood trim on the River side of the complex.
- **Light Replacement:** Management has installed an alternative light fixture on Unit #201 for inspection as a replacement for the current plastic lights. It is cast aluminum and designed in a very similar configuration to the existing lights.
- **Clubhouse Air Conditioner:** Management was instructed to get bids for the replacement.
- **Pool Heaters:** Bill Lander made a motion to replace the 2 heaters that have failed. To be funded from the Pool equipment reserve. Second by George Starkus. All in favor. The motion passed. Management was instructed to get bids for the replacement and proceed with the installation.
- **Tennis Court Repair:** George Starkus made a motion to approve the bid from Lawson Courts in the amount \$8,850.00. Second by Bill Lander. All in favor. The motion passed.
- **Parking Lot Lines:** Brian Kirkpatrick made a motion instructing management to have the lines cleaned

and repainted. Second by Bill Lander. All in favor. The motion passed.

- **Pool furniture storage:** Management was instructed to obtain prices for an additional shed of approximate size 14 x 14 feet and to also obtain storage prices from the local storage company to seasonally store a portion of the pool furniture when not needed.
- **Pool & Canal Lights:** Management advised that the Canal light repair truck will be here tomorrow morning and the pool light replacement will be completed by the end of the week.
- **Mulch:** Management was instructed to have the Landscape company install mulch in the garden beds.

The next meeting was set for **12/11/12 at 9:00AM** and will be the annual budget meeting

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.