

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. November 9th 2011

President, Donna Gerritsen, called the meeting to order at 9:06 am.

Board Members Present: Bill Lander and via teleconference: Donna Gerritsen, Brian Kirkpatrick, Vinny Tuccio & George Starkus, - 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 9/17/2011 Board Meeting as previously distributed. Second by George Starkus. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 10/31/2011 showing that the Association has \$298,292.30 in cash or cash equivalents and \$307,563.12 in total assets. The October and YTD budget variance reports were discussed and various questions answered.

Past Due Accounts: Unit #108 (\$3,265.64) and Unit #315 (\$6610.00) remain as the two problem accounts with #315 still in the foreclosure process. Management advised that the owner of #315 said that she had completed a "Deed in Lieu" of foreclosure and that the Association's attorneys had been notified.

Old Business:

- **Project Updates:** Management provided updates on various ongoing projects.
 - Lattice enclosures around electrical panels – done.
 - Top plates around a/c units – done
 - Pool equipment area ground coverage – done
 - Palm tree trimming – done
 - Driveway & parking lot repair – done.
 - FEMA application – The application has been approved by Charlotte County and is now with FEMA for final approval.

New Business:

- **Budget Preparation:** Management presented a draft budget proposal but explained that until final insurance information is available it would not be accurate. Accordingly the budget meeting was postponed till December.

The next meeting was tentatively set for 12/8/11 at 9:00AM but is subject to change.

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