

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Budget Meeting. December 6<sup>th</sup> 2013**

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 and a copy mailed to owners 14 days in advance.

**Approval of Minutes:** George Starkus made a motion to approve the minutes of the 10/23/13 Board Meeting as amended. Second by Bill Lander. All in favor. The motion passed.

**Financial Report:** Management presented draft financial statements as of 11/30/13 showing that the Association has \$334,470.62 in cash or cash equivalents and \$406,852.66 in total assets The November 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.

**Old Business:**

- **Schofield Plantings:** Previously approved plants have been planted. It was agreed that an additional 2 plants be purchased and installed as well. Funding from the 'additional plantings' budget line item.
- **Irrigation:** Irrigation system installation completed.
- **Termite Inspections:** Termite Inspection & installation completed.
- **Walkway over swale:** Rich Moreau will gather more information for discussion at the next board meeting.

**New Business:**

- **2014 Budget:** Management had previously distributed a draft 2014 budget proposal that was discussed in detail noting year over year changes, line item savings and increases. George Starkus made a motion to adopt a 2014 budget of \$358,171.36 requiring a \$5.00 increase in monthly dues to \$395.00 per month. Second by Bill Lander. After discussion and comments from owners present all were in favor. The budget was approved.
- During budget discussions it was noted that there was a need for an additional treadmill in the exercise room. Brian Kirkpatrick made a motion to approve the expenditure of up to \$1,500.00 to purchase an additional treadmill. Second by Bill Lander. All in favor. The motion was approved. Funding to come from 'amenity upgrades' budget line item

The next meeting is set for **1/14/2014 at 9:00AM.**

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