

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. January 25<sup>th</sup> 2011**

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

**Board Members Present:** In person - Rich Moreau, Brian Kirkpatrick, Donna Gerritsen & Bill Lander, via teleconference: 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:** Brian Kirkpatrick made a motion to approve the minutes of the 11/23/2010 Board & Budget Meeting as previously distributed. Second by Bill Lander. All in favor. The motion passed.

**Financial Report:** Management presented draft financial statements as of 12/31/2010 showing that the Association has \$284,988.53 in cash or cash equivalents and \$315,101.61 in total assets. The December and YTD budget variance reports were discussed and various questions answered. Rich Moreau made a motion to approve the establishment of a new line item – Provision for bad debts, subject to CPA's approval and apply some amounts from any carry forward accrual. Second by Brian Kirkpatrick. All in Favor. The motion passed.

**Past Due Accounts:** Management advised a sale is due to close on 1/28/11 for unit #110 at which time the Association should receive partial back due amounts from the Bank. Management further anticipates the receipt of approximately \$3,000 for unit #108 from rental amounts for January & February.

**Old Business:**

- **Mulching:** Mulch has been ordered and a work group will be assembled to install it.
- **Gate Project:** Brian Kirkpatrick will work with Management to prepare the necessary paperwork to submit to the County to obtain approvals.

**New Business:**

- **Pool Heater:** Management had previously advised the Board of the complete failure of one of the four pool heater units. Brian Kirkpatrick made a motion to approve the expenditure from the reserve account for the replacement. Second by Donna Gerritsen. All in favor. The motion passed.
- **Lanai Deck Repair:** Rich Moreau described a problem at unit #209. The lanai deck surface is buckled and spongy. Management was instructed to take the necessary action to have it repaired.
- **Electrical Equipment Panels:** Vinny Tuccio mentioned that several of the electrical panels are in dire need of resurfacing. Management was instructed to contact FPL to ascertain if they would provide maintenance on these items or if the Association will need to attend to the matter.
- **Clubhouse Security Cameras:** Donna Gerritsen raised again, the subject of clubhouse security cameras. Some ping pong equipment has recently been destroyed. Brian Kirkpatrick made a motion to approve the expenditure of up to \$1,500 on the purchase and installation of security cameras in the clubhouse. Second by Bill Lander. All in favor. The motion passed. Management was instructed to work with Donna Gerritsen to identify the best unit and have it installed.
- **Plants:** Brian Kirkpatrick noted that several of the plants along Warren Avenue have succumbed to frost. Rich Moreau will work with Management to obtain pricing on suitable replacement plus additional plants to fill in the gaps.

The next Board meeting will be **on February 22<sup>nd</sup> at 9:00AM**

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