

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. February 12th 2014

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

Board Members Present: Brian Kirkpatrick, Bill Lander, Rich Moreau, George Starkus and Vinny Tuccio, 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.

Approval of Minutes: Bill Lander made a motion to approve the minutes of the 1/14/13 Board Meeting as presented. Second by George Starkus. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 1/31/14 showing that the Association has \$333,403.98 in cash or cash equivalents and \$384,650.74 in total assets. The January 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:

- **Unit Numbering:** George Starkus advised that this project has been completed and thanked all the volunteers who helped.
- **Schofield plantings:** Rich Moreau made a motion to approve the expenditure of up to \$500 to purchase and plant 2 twenty five gallon bamboo plants. Second by George Starkus. After discussion all were in favor. The motion was approved.
- **Walkway over swale:** Rich Moreau provided an informational overview of the plans regarding a culvert style walkway crossing. Brian Kirkpatrick made a motion to approve the expenditure of up to \$3,000 to install the culvert and walkway from the sidewalk to the fishing pier. Second by Rich Moreau. After further discussion all were in favor. The motion was approved.
- **Personal property storage:** Bill Lander advised that the kayak rack has been erected in the boat yard and all kayak owners are asked to store their kayaks there.
- **Bike Rack:** A new bike rack has been installed for Building #2.

New Business:

- **Rodents:** Management presented a "No Feeding the Animals" rule for adoption by the Board. Rich Moreau made a motion to officially adopt the policy. Second by Bill Lander. All in favor. The motion was approved.
- **Grills:** Brian Kirkpatrick made a motion to approve the expenditure of up to \$1,500 to replace the four grills. Second by George Starkus. All in favor. The motion was approved.

The next meeting will be the **AGM on 3/19/2014 at 10:00AM.**

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.