

HARBOUR VILLAGE PROPERTY OWNER'S ASSOCIATION, Inc.
DRAFT MINUTES OF 2013 ANNUAL GENERAL MEETING.
MARCH 19th 2013

The Meeting was called to order at 10:00AM.

Forty Four (44) Owners, either in person or by proxy were represented thus establishing a Quorum. Chuck Froman made a motion that Brian Kirkpatrick be elected to chair the meeting, Second by Jim Nimmer. The motion passed unanimously.

All notices for the Meeting required by Florida Statute and the Association's Bylaws have been met.

Brian Kirkpatrick asked Peter Grant to read the minutes of the 2012 Annual General Meeting. Marty Fernsten made a motion that the Minutes be approved as read. The motion was seconded by Joyce Quinn and passed unanimously.

Report of Officers: Vice President, Brian Kirkpatrick presented a report for the Board of Directors. Copy attached

Old Business: There was no old business carried over from prior Member's Meetings.

Management gave an overview of the Association's finances for the 2012 fiscal year showing that the Association remains in a solid financial condition and proceeded to answer numerous questions from the Members. A complete copy of the annual report will be sent to Owners in the next few weeks.

New Business:

- The vote to rollover surplus funds, if any, from the 2012 budget to the 2013 budget was approved unanimously.
- By Statute there was no requirement for an election of directors this year as there were only as many nominees as there were vacancies.
- The Board Members for 2013 shall be: Rich Moreau (#311), Brian Kirkpatrick (#211), Bill Lander (#417), Vincent Tuccio (#212) and George Starkus (#105) each and all qualified to serve as a Director according to Florida Statute and Association Documents.
- Brian Kirkpatrick described a State approved accounting procedure to create a pooled reserve line item from Paving & Drainage to include Irrigation. Bill Lander made a motion to approve the creation of a pooled reserve for Paving, Drainage & Irrigation. Second by Peter Teune. After discussion the motion was approved unanimously.

There was a brief period of discussion regarding the clearing of the neighboring property and also a request that the Board look again at the subject of an AED defibrillator for the clubhouse. Various additional questions regarding windows and doors were asked and answered.

Peter Tuene made a motion to adjourn. Second by Marty Fernsten. There being no further business before the Members, the meeting was adjourned. Brian Kirkpatrick announced that an organizational Meeting of the new Board of Directors will be held immediately following this meeting as previously noticed.

DRAFT MINUTES OF 2013 ORGANIZATIONAL MEETING
MARCH 19th 2013

The meeting was called to order immediately following the Annual General Meeting.

Board Members Present: In person - Brian Kirkpatrick & Bill Lander, and George Starkus via teleconference 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 with the AGM notice in the normal manner in accordance with the Association Bylaws and Florida Statute #718.

Peter Grant explained to the Directors that each of them come to this meeting without rank and asked for nominations for the various officerships.

A slate of proposed officers was presented by Brian Kirkpatrick as listed below.

Slate of Officers for 2013:

President:	Brian Kirkpatrick
Vice President:	George Starkus
Secretary:	Rich Moreau
Treasurer:	Bill Lander
Director:	Vinnie Tuccio

The motion was seconded by Bill Lander and passed unanimously.

The next Board Meeting will be held on May 14th at 9:00 AM.

There being no further business before the Directors, the meeting was adjourned.

Board of Director Report to Owners
Harbour Village Property Owners Association Annual General Meeting March
19th ,2013

2012 was generally a good year at Harbour Village. There was, however, a dark cloud with the death of longtime owner and seasonal resident Harlan Gerritsen, husband of our President, Donna Gerritsen. Donna resigned her Board membership and we miss her quick mind and good judgement. Our thoughts and best wishes are with her.

The rest of the Board membership was stable and progress was made in several areas.

Financially we had a very good year as compared with many Florida Condominium Associations. We had two units not paying monthly dues. One has been sold and will be current from now forward. The accumulated deficiency will be covered by a combination of the bank, our Bad Debt Reserve and a charge to this year's operating expense.

The owners of the other delinquent unit have entered into an agreement to direct all rental proceeds to the Association until they are current.

The new lower fees (\$430.00 reduced to \$390.00), made possible by lower insurance costs, were implemented for most of the year.

All in all your Association is in good financial condition, reserves are fully funded and transfers are current.

Since the last Annual Meeting the new pool furniture has been put into use and is proving to be very satisfactory.

HVPOA joined with the developer of the adjoining property on Warren Ave in applying for the County to vacate the shared portion of Warren Ave. This would have given us half of the right of way and provided a "buffer" at the end of our property. Unfortunately the County did not agree and the request was turned down. Since then the developer has cleared the property of all but palm trees and the old mobile home, which he says will be refurbished. A canoe and kayak launch area has been set up at the point where Warren Ave meets the Myakka River.

No progress has been made on the main gate project due to the County refusing a permit with less than ninety feet of turnaround space and our refusal to give up the 8-10 parking spaces that compliance would require. Our plan is to meet with Mr. Martell to explore an alternate deal.

Our 25 year old pool equipment continued to challenge us this year. The geothermal heating system is very cost effective to operate but the three large pumps are very expensive. As of now all three have been replaced and "replumbed" to meet the latest codes. In spite of these costs our Pool Reserve is in good shape, with a balance of \$16,315.

The tennis courts, despite having limited use, are registered amenities of the Corporation and as such must be properly maintained. With this in mind both courts were completely refinished. Three small areas are still not draining properly and the contractor is returning to correct the problem under his warranty.

In order to enhance the overall appearance of the complex, new lattice work structures were built around exposed AC units and meter boxes.

Drainage on the parking lot and sidewalks has been an ongoing issue. Some new drains and opening of others reduced standing water time to the lowest level in many years. Regular maintenance and upgrades are needed to continue this trend. All damaged areas of the parking lot and driveway were replaced with reinforced concrete.

Plans for 2013

—Find a place to locate a storage building where we can keep pool furniture during the summer months, when much smaller numbers are needed. This could double the useful life of these chairs and lounges.

—Complete a study and if practical install a complete new irrigation system to replace the current aged system with it's leaks, wasted water and PVC line failures.

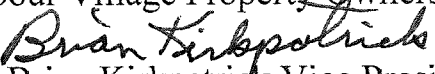
—Take advantage of a new regulation, within the Florida Condominium law, which permits combining of Reserve Funds. We propose to add Irrigation to the current Paving and Drainage Fund. At present we have no separate irrigation fund and the Paving and Drainage Fund has in excess of \$60,000 in it with no near term requirement for major expenditure.

—Meet with Rob Martell (developer) to explore an alternative to the gate project.

—Finalize a Plan and begin implementation of new plantings for the Sturkie boundary of the HV property.

—Finalize and implement a new agreement with Comcast to reduce cost and provide service to the clubhouse.

Respectfully submitted on behalf of the Harbour Village Property Owners Association Board of Directors.


Brian Kirkpatrick Vice President