

HARBOUR VILLAGE PROPERTY OWNER'S ASSOCIATION, Inc.
MINUTES OF 2015 ANNUAL GENERAL MEETING.
MARCH 25th 2015

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

Forty Four (45) Owners, either in person or by proxy were represented thus establishing a Quorum. Brian Kirkpatrick made a motion that Rich Moreau be elected to chair the meeting, Second by Marty Fernsten. The motion passed unanimously.

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

Rich Moreau asked Peter Grant to read the minutes of the 2014 Annual General Meeting. Mike Lachman made a motion that the Minutes be approved as read. The motion was seconded by Marty Fernsten and passed unanimously.

Report of Officers: Rich Moreau presented a report for the Board of Directors.

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 2014 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 2014 budget to the 2015 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 2015 shall be: John Dowding (#202) Vincent Tuccio (#212) George Starkus (#105) Marty Fernsten (#213) & Mike Lachman (#418) each and all qualified to serve as a Director according to Florida Statute and Association Documents.

There was a brief period of discussion regarding upcoming projects. Various additional questions regarding windows and doors were asked and answered.

Jim Nimmer made a motion to adjourn. Second by Bill Lander. There being no further business before the Members, the meeting was adjourned. Peter Grant announced that an organizational Meeting of the new Board of Directors will be held immediately following this meeting as previously noticed.

DRAFT MINUTES OF 2015 ORGANIZATIONAL MEETING

The meeting was called to order.

Board Members Present: In person or via teleconference - George Starkus, John Dowding, Marty Fernsten and Mike Lachman 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 officer-ships.

A slate of proposed officers was presented by John Dowding as listed below.

Slate of Officers for 2013:

President:	George Starkus
Vice President:	Marty Fernsten
Secretary:	John Dowding
Treasurer:	Mike Lachman
Director at large:	Vinnie Tuccio

The motion was seconded by George Starkus and passed unanimously.

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