

HARBOUR VILLAGE PROPERTY OWNER'S ASSOCIATION, Inc.
DRAFT MINUTES OF 2016 ANNUAL GENERAL MEETING.
MARCH 23rd 2016

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

Sixty (60) Owners, either in person (32) or by proxy (28) were represented thus establishing a Quorum. Brian Kirkpatrick made a motion that George Starkus be elected to chair the meeting, Second by Jack Quinn. The motion passed unanimously.

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

George Starkus asked Peter Grant to read the minutes of the 2015 Annual General Meeting. Marty Fernsten made a motion that the Minutes be approved as read. The motion was seconded by John Dowding and passed unanimously.

Report of Officers: George Starkus 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 2015 fiscal year showing that the Association remains in a solid financial condition and proceeded to answer several 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 2015 budget to the 2016 budget was approved unanimously.
- The Vote to amend the Condominium documents. Extensive discussion ensued with a motion by Dan Hawkins (#416) to stop the vote eventually withdrawn. Mark Galant (#204) made a motion to call the question. Second by Brian Kirkpatrick (#211). A roll call vote was tabulated: 44 Yeas and 15 Nays . A 75% affirmative vote of the membership was not reached so the amendment, as presented was not approved. The major concern revolved around the maintenance paragraph which required the individual owner to be responsible for ongoing maintenance if they replaced their windows. The Board was asked to resubmit a modified amendment without the maintenance paragraph at a future date.
- 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 2016 shall be: George Starkus (#105) Marty Fernsten (#213) John Dowding (#202) Mike Lachman (#418) & Alan Hollandersky (#403) 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.

Rich Moreau (#311) made a motion to adjourn. Second by Mark Galant (#204). 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 within 10 days.