

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. February 22nd 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 1/25/2011 Board Meeting as previously distributed. Second by Bill Lander. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 1/31/2011 showing that the Association has \$294,179.48 in cash or cash equivalents and \$322,450.61 in total assets. The January and YTD budget variance reports were discussed and various questions answered. Bill Lander made a motion to allocate \$5,000 of last year's surplus to a tree removal fund for future use. Second by Donna Gerritsen. All in favor. The motion passed.

Past Due Accounts: Management advised that the sale of Unit #110 has closed and the Association received \$5,373.20 from the Bank including February's dues. The balance of \$5,170 has been charged to bad debts. The sum of \$3,015.44 was received for Unit #108 with the promise of additional funds in March or April. Management was instructed to contact the owner of #315 to see if they would consider renting the unit out with the funds going directly to pay past and present dues until caught up.

Old Business:

- **Pool Heater:** Management advised that the pool heater repair has been completed.
- **Mulching:** The mulching project has been completed. Thank you to all the volunteers..
- **Security Cameras:** Management was instructed to purchase the 8 channel Samsung unit from Sam's while it is on sale and to also acquire four exterior cameras.
- **Gate Project:** Brian Kirkpatrick advised that he has prepared detailed drawings to be conveyed to the County to seek preliminary approval for a permit.

New Business:

- **Pier Piling Wrap:** Brian Kirkpatrick advised that a group of volunteers had completed the project of installing new plastic wrap where needed.
- **Parking Lot Repairs:** Management was instructed to obtain bids for the repair of broken paving in the driveway and to have a dumpster pad installed in front of Building #2. The Villas are to be notified that 11/83 of the repair portion would be their responsibility.
- **Boat Yard Clean up & Signage:** Brian Kirkpatrick noted that the signs are missing on the boat yard gate and the 4 wheeler should be trashed. Management was instructed to contact the owner to see what their interest is in the machine. Also the old trash bins need to be disposed of.
- **Decorative Rope & Post Repair:** Management was instructed to complete a test and see if the rope will clean up to a satisfactory condition. If not, to obtain pricing on the replacement of the rope and the straightening of the posts.

The next meeting will be the annual general meeting **on March 22nd at 10:00AM** and a board meeting on April 19th at 9:00

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.