

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. April 19<sup>th</sup> 2011**

President, Donna Gerritsen, called the meeting to order at 9:00 am.

**Board Members Present:** In person - Vinny Tuccio & Bill Lander, via teleconference: Donna Gerritsen, Brian Kirkpatrick & George Starkus, - 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:** Bill Lander made a motion to approve the minutes of the 2/22/2011 Board Meeting as previously distributed. Second by George Starkus. All in favor. The motion passed.

**Financial Report:** Management presented draft financial statements as of 3/31/2011 showing that the Association has \$302,500.30 in cash or cash equivalents and \$310,529.05 in total assets. The March and YTD budget variance reports were discussed and various questions answered.

**Past Due Accounts:** Unit #108 and Unit #315 remain as the two outstanding accounts with #315 in the foreclosure process. Options were discussed but there is little that can be done.

**Old Business:**

- **Gate Project:** Management advised that the detailed drawings had been delivered to the County and we are waiting for suggestions back from them.

**New Business:**

- **2011 projects:** The following projects were discussed and management instructed to obtain pricing for various aspects of the list
  - Repair building #1 A/C stand - Proceed
  - Replace top plates around A/C unit enclosures - Proceed
  - Pool Furniture Replacement – Obtain pricing
  - Drainage – Obtain pricing
  - Ground cover in pool equipment area. – Obtain pricing
  - Riverside landscaping and walkways – Obtain concept drawings
  - Lattice enclosures around electrical equipment – Obtain pricing

Management was instructed to relocate the 'doggie bag' stand to a location behind a dumpster.

The next meeting will be **on June 7th at 9:00AM**

There being no further business before the Board Brian Kirkpatrick made a motion to adjourn. Second by Bill Lander. All in favor. The meeting was adjourned.