

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. June 7<sup>th</sup> 2011**

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

**Board Members Present:** Via teleconference: Donna Gerritsen, Brian Kirkpatrick, Bill Lander & 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:** George Starkus made a motion to approve the minutes of the 4/19/2011 Board Meeting as previously distributed. Second by Bill Lander. All in favor. The motion passed.

**Financial Report:** Management presented draft financial statements as of 5/31/2011 showing that the Association has \$303,867.88 in cash or cash equivalents and \$312,286.11 in total assets. The May and YTD budget variance reports were discussed and various questions answered.

**Past Due Accounts:** Unit #108 (\$3,265) and Unit #315 (\$4,535) remain as the two problem accounts with #315 still in the foreclosure process. Options were discussed but there is little that can be done. Management was instructed to contact the owners again and try to work on a resolution.

**Old Business:**

- **Project Updates:** Management provided updates on various ongoing projects.
  - Building #1 A/C platform – done.
  - Fish cleaning table – done
  - Doggie bag stand – has been relocated
  - Top plates around a/c units – ok to proceed
  - Lattice enclosures around electrical panels – ok to proceed
  - Pool furniture – additional material & info being collected
  - Drainage – obtain pricing
  - Pool equipment area ground coverage – price pending
  - Tree Removal – Brian Kirkpatrick made a motion to approve the expenditure of up to \$7,000 to complete the removal of the melaleuca trees. Second by George Starkus. All in favor. The motion passed.

**New Business:**

- **Insurance:** Management explained potential changes to the flood insurance and was instructed to keep the Board advised as additional information becomes available.
- **Private Docks:** Bill Lander raised the subject of a potential problem if private dock owners sell their unit and not their dock. The County zoning requires all private docks to be owned by residents of either the Villas or Harbour Village. Management was instructed to draft questions to the Association's attorney to ascertain the best way to protect the Association in this matter. The subject of private dock upkeep was also discussed and may need to be addressed as a document change at some point in the future.

The next meeting will be on **September 7<sup>th</sup> at 9:00AM**

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