

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. September 17th 2011

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

Board Members Present: Via teleconference: Donna Gerritsen, Brian Kirkpatrick, Bill Lander, Vinny Tuccio & 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: Brian Kirkpatrick made a motion to approve the minutes of the 7/11/2011 Board Meeting as previously distributed. Second by Bill Lander. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 8/31/2011 showing that the Association has \$303,106.37 in cash or cash equivalents and \$317,628.82 in total assets. The August and YTD budget variance reports were discussed and various questions answered.

Past Due Accounts: Unit #108 (\$3,265.64) and Unit #315 (\$5,780.00) remain as the two problem accounts with #315 still in the foreclosure process. Options were discussed. Management was instructed to contact the owners again and try to work on resolutions.

Old Business:

- **Project Updates:** Management provided updates on various ongoing projects.
 - Lattice enclosures around electrical panels – done.
 - Top plates around a/c units – done
 - Pool equipment area ground coverage – done
 - Palm tree trimming – done
 - Driveway & parking lot repair – Brian Kirkpatrick made a motion to approve the expenditure of up to \$4,300 from the reserve fund for concrete repair and the addition of a concrete pad at building #2 dumpster. Second by George Starkus. All in favor.
 - Drainage – continue to obtain pricing
 - FEMA application – engineering completed. Package to be submitted to FEMA and Charlotte County this week.
 - Gate Project – nothing new to report. Management to get in contact with County officials..

New Business:

- **Pool Heater:** Management advised that repairs had been made to heater #4 without need for replacement at this stage.

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

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