

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. January 15th 2013

Vice President, Brian Kirkpatrick, called the meeting to order at 9:00 am.

Board Members Present: Brian Kirkpatrick, Bill Lander and George Starkus were present 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 required 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 12/11/12 Board Meeting as previously distributed. Second by George Starkus. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 12/31/12 showing that the Association has \$335,245.76 in cash or cash equivalents, \$400,874.54 in total assets, \$17,132.28 in current liabilities and a \$72,119.27 balance on the insurance note. The December and YTD budget variance reports were discussed and various questions answered. The following reserve transfers to the operating account were approved – Tennis Court \$8,580.00 - Pool Equipment - \$20,340 - Concrete repair - \$1,250.00 - Building repairs & paint - \$4,573.17.

Past Due Accounts: Pursuant to Florida Statute #718.303(4) Management was instructed to place a notice on the door of unit #108 on February 1st that the resident may not use the common elements until dues are paid and to notify the Owners at their last known address.

Old Business:

- **Tennis Courts:** Lawson Courts will be back to repair to low spots on the courts.
- **Boat Dock Repair:** Management was instructed to obtain bids for dock repair including the addition of a center joist.
- **Railings on Lanais:** Management was instructed to have one units railings painted to obtain pricing and to also check on the cost of new railings...
- **Clubhouse Air Conditioner:** Brian Kirkpatrick made a motion approving the expenditure of \$4,125 for a/c replacement. Second by Bill Lander. All in favor. The motion passed.
- **Pool furniture storage:** Bill Lander made a motion to approve the expenditure of up to \$3,000 for a storage shed for the pool furniture. Second by George Starkus. All in favor. The motion passed.
- **Pool Heaters:** Pool heaters have been replaced.

New Business:

- **Comcast:** Management advised that negotiations with Comcast for a contract renewal may result in a reduced rate and the inclusion of the clubhouse TV service as a no cost service.
- **Pets:** Management was instructed to prepare a new notice advising owners of the pet rules.
- **AGM:** Tuesday March 19th was selected as the date for the AGM.
- **Amenities Upgrades:** Management was instructed to replace the aging television and VCR with new equipment.
- **Termites:** Management advised it is seeking proposals for termite inspections throughout the complex.

The next meeting was set for **2/19/13 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.