

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. January 16th 2018

The meeting was called to order at 9:00am

Board Members Present: Marty Fernsten, Mike Lachman, John Dowding, Alan Hollandersky and Gary VanWambeke were present either in person or via teleconference thus establishing a quorum. Also present was Peter Grant, representing 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.

Approval of Agenda: Alan Hollandersky made a motion to approve the agenda. Second by Gary VanWambeke. All in favor. Agenda approved.

Approval of Minutes: Gary VanWambeke made a motion to approve the minutes of the 12/12/17 budget meeting. Second by Marty Fernsten. All in favor. Minutes approved.

Financial Report: Management presented draft financial statements as of 12/31/17 showing that the Association has \$363,747.23 in cash or cash equivalents and \$410,994.61 in net assets The December and YTD budget variance reports were discussed and various questions answered about the aging report.

Old Business: Updates

- **Entry Gates:** Management instructed to keep working with Mr. Martell and Action Gates for a resolution.
- **Clubhouse Deck:** The south side decking has been replaced and the pool side stairs. Work to begin shortly on replacing the west side stairs..
- **Sea Wall:** Additional fill will be added along the seawalls to bring the grass level with the top of the cap. The Landscapers will be instructed not to trim vertically right along the edge of the cap but to allow the grass to grow a few inches over the edge. Management to obtain top soil quote.
- **Curbing:** Management submitted a bid to install curbing around the pool fence. \$700 plus \$124 to remove the grass. This had been discussed previously and considered a priority for immediate action.
- **Rope replacement:** Gary VanWambeke and a group of volunteers has virtually completed the replacement of the rope in front of all the units. A big Thank You was extended to all who helped.
- **Pier decking:** Marty Fernsten made a motion to approve the replacement of the balance of the decking at the end of the pier as a Volunteer project with Richard Gerdon's assistance. Second by Gary VanWambeke. All in favor. Motion passed.
- **Lattice Work:** Gary's volunteer group will repair the broken lattice work in front of building #3 and also remove the rubber tree at the westerly end of building #3. An attempt to straighten the tennis court fence will also be conducted by volunteers.

New Business:

- **Hayward Canal:** Gary VanWambeke provided an updated report on the County's progress towards dredging the canal. He's hopeful it may be done by year's end.
- **Storage areas:** A clean up of these areas will be conducted by Owners.
- **Parking Lot Lines:** John Dowding to lead a volunteer group to repaint these lines.
- **Tennis Court usage fees:** John Dowding suggested we consider looking into renting out the tennis courts for use by outside parties. Management to follow up with the neighboring developers and talk with insurance company regarding liability coverage. Further discussion will be required as to how usage would be charged and how to police usage.

- **Palm trees:** Gary VanWambeke made a motion to remove one dead palm tree and to plant 4 palm trees along the river in front of buildings #3 and #1. Second by Marty Fernsten. All in favor. Motion passed. This project slated for February.
 - **Website:** Alan Hollandersky requested that Management improve the updating of the website and to include a listing of the Board of Directors.
 - **Directory:** Alan Hollandersky made a request for volunteer/s to keep the photographic directory of owners updated. There was no one present who stepped forward at the meeting.
 - **Door / Window / Slider Replacement:** Gary VanWambeke mad a motion to allow owners to replace their river side door and side windows with a sliding door at their sole expense including all future maintenance. Second by Alan Hollandersky. After much discussion that this motion was outside the intent of the Declaration of Condominium Gary withdrew the motion and submitted a new motion that the Board look into the possibility of changing the Declaration of Condominium to allow structural changes that would allow for a change in the exterior appearance of some units. Second by Alan Hollandersky. After further discussion Marty & John voted “No” and Gary, Alan & Mike voted “Yes”. Motion passed.
 - **Function deposits:** This matter was tabled.
 - **Villa Fees:** This matter was tabled.
 - **Maintenance Committee:** Mike Lachman suggested a committee of two Directors be established regarding Maintenance issues. John Dowding & Marty Fernsten agreed to serve.
 - **Kayak storage:** management to send out email to all owners to ascertain ownership of kayaks.
 - **AGM:** Marty made a motion that Management to include in AGM agenda a vote to limit rental periods to a minimum of 1 month. Second by John Dowding. Mike Lachman voted “No” – Marty, John, Gary & Alan voted “Yes”. Motion passed.
- **Next Meeting** is February 20th at 9:00AM.

There being no further business before the Board, Gary VanWambeke made a motion to adjourn. Second by Marty Fernsten. All in favor. The meeting was adjourned.