

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. January 17th 2017

Association President, George Starkus, called the meeting to order at 9:00am

Board Members Present: George Starkus, Mike Lachman, Marty Fernsten, John Dowding and Alan Hollandersky, 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 #718.

Approval of Agenda: George Starkus made a motion to approve the agenda with the addition of 2 items. Fishing Pier repair. And AGM date approval. Second by John Dowding. All in favor. Agenda approved.

Approval of Minutes: George Starkus made a motion to approve the minutes of the 12/20/16 board meeting. Second by John Dowding. All in favor. Motion approved.

Financial Report: Management presented draft financial statements as of 12/31//16 showing that the Association has \$385,022.59 in cash or cash equivalents and \$425,915.88 in net assets The December budget variance reports and whole year reports were discussed and various questions answered.

Old Business: Updates

- **Entry Gates:** Management advised permit application has been filed.
- **Clubhouse Furniture:** John Dowding made a motion to approve the expenditure of up to \$500 to replace pillows and cushions in the clubhouse. Second by George Starkus. All in favor. Motion approved. John & Cheryl had brought some samples for preview and decisions were made on color etc.
- **2017 Reserve Projects:** Two items had been listed in last year's reserve study as items to be completed in 2017. Boat Dock decking replacement and pool resurfacing. Management was asked to get bids on these 2 projects.
- **Weekly Rentals:** There was discussion that a couple of Owners are advertising rental periods of less than the mandated 7 days. Management to follow up with them and explain the rules, requesting compliance. Alan Hollandersky suggested we have a careful examination as to whether the minimum rental period should be increased to 30 days.

New Business:

- **Pier walkway:** George Starkus made a motion to approve the expenditure of up to \$3,450 for the paving of the walkway to the pier. Second by Alan Hollandersky. All in favor. Motion approved.
- **Landscape Discussion:** Several Board Members and interested parties had done a walkthrough of the entire complex to assess the condition of landscaping and garden beds. It was reported that several bottle brush trees need to be removed due to the potential for continued damage to the buildings. A small pine tree needs to re-located from the current location. Volunteers will take care of this. Management asked to get bids on tree removal
- **AGM:** March 27th selected as date for the Annual General Meeting..

The next board meeting will be the annual budget meeting on **2/21/2017 at 9:00AM**

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