

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. January 20<sup>th</sup> 2016**

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

**Board Members Present:** George Starkus, Marty Fernsten, Mike Lachman, John Dowding and Vinny Tuccio, 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 Minutes:** George Starkus made a motion to approve the minutes of the 12/09/15 board meeting as distributed. Second by Marty Fernsten. All in favor. Motion approved.

**Financial Report:** Management presented draft financial statements as of 12/31/15 showing that the Association has \$335,040.75 in cash or cash equivalents and \$382,381.87 in total assets The YTD and December budget variance reports were discussed and various questions answered. Year to date expenditures are \$1,801.64 under budget.

**Old Business:**

- **Reserve Study:** Michael Lachman made a motion to approve the bid from LCAM to complete a reserve study at a cost of \$2,800.00 . Second by George Starkus. After discussion all were in favor. The motion passed.
- **Walkway:** Management provided a bid for the paving of the walkway to the pier. Discussion ensued that the first priority should be the walkway to the pool. Management was instructed to get bids for both pavers and colored concrete and also concrete slabs under the picnic tables.

**New Business:**

- **Pool Chairs:** It was noted that about 12 of the pool chairs need to have new inserts. Brian Kirkpatrick delivered to the Board the folder relating to the purchase of the chairs and Management was instructed to get a formal bid for this.
- **Storm Repairs:** A volunteer team will repair soffits blown out by the recent storm as well as lattice work.
- **Pool Security:** After much discussion Management was instructed to obtain locks and keys for the pool gates. And to also look into the cost of installing a gate on the fishing pier.
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The next board meeting will be on **2/24/2016 at 9:00AM**

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