

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. January 21st 2015

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

Board Members Present: George Starkus, Rich Moreau, Marty Fernsten, Mike Lachman 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 12/10/14 Board Meeting as previously distributed. Second by Rich Moreau. All in favor. The motion passed 5:0.

Financial Report: Management presented draft financial statements as of 12/31/14 showing that the Association has \$343,757.52 in cash or cash equivalents and \$417,508.38 in total assets The December and YTD budget variance reports were discussed and various questions answered.

Old Business:

- **Pool Table Cover:** Management advised that a cover for the pool table has been installed.
- **Tennis Court:** Management advised that the screen for the tennis court has been delivered and is ready for installation.
- **Drainage:** There are two volunteer projects to be completed in the next month and then a group will be put together to address the installation of drains and pumps at building #4, #3 and clubhouse.
- **Exercise Room:** Marty & Linda are researching the acquisition of an exercise bike and a weight bench. Management has \$300 from the sale of the weight equipment that can be used towards these purchases.
- **Pool Deck:** Management advised that some of the perimeter pavers have become loose and need cementing back down again. Management instructed to obtain prices and report to the Board.
- **Pressure Washing:** Management advised that the buildings and sidewalks need professional high pressure washing. Rich Moreau made a motion authorizing Management to engage A1 Pressure Washing to clean the buildings as soon as possible. Second by Marty Fernsten. Motion approved 5:0
- **Carpet on Stairs:** Management advised that the carpet on the entry stairs requires steam cleaning and was authorized to get the work done.

New Business:

- **Review of Reserves:** Management shared the reserve schedule and values currently in use and after extensive discussion was instructed to obtain pricing on having a professional review compiled.
- **Owner Request:** George Starkus advised that an owner has requested permission to plant a small tree (will grow to about 18-20') George made a motion to grant permission subject to approved location away from buildings. Second by Marty Fernsten. Motion approved 5:0

The next board meeting will be the Budget Meeting on **2/18/2015 at 9:00AM**

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