

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

The meeting was called to order at 9:00am

Board Members Present: Marty Fernsten, 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: John Dowding made a motion to approve the agenda. Second by Marty Fernsten. All in favor. Agenda approved.

Approval of Minutes: Gary VanWambeke made a motion to approve the 9/18/18 minutes as presented. Second by John Dowding. All in favor. Motion approved.

Financial Report: Management presented draft financial statements as 9/30/18 showing that the Association has \$440,285.96 in cash or cash equivalents and \$437,748.34 in net assets. The budget variance reports were discussed and various questions answered about the aging report.

Committee Reports:

Maintenance – Earlier in the month, John Dowding had provided all Directors with a summary of work projects. All completed projects will be removed from the list ready for posting to the website and an additional category of proposed projects not yet funded be added to the list.

Windows & Doors: Gary VanWambeke led a lengthy discussion on new bids being obtained and he and others shared concerns from individual owners. Some of which included one bed unit owner's concerns that it seemed unfair that the costs of the project must be shared equally by all owners even though they had far less windows than others; as to what additional expenses the inclusion of the sliding glass door option would add to their cost over and above the projected installation cost; the fear of having a large outstanding bank loan; some even voicing the need and desirability of doing the replacement at this time. The discussion included some direct owner input from the three owners present.

Gary VanWambeke made a motion to approve, for member vote, the proposed amendment provided by the Association's attorney. Second by Alan Hollandersky. Discussion continued and it was agreed that a date for a special meeting must be set. Gary VanWambeke modified his motion to include that the member vote be held at a special owner's meeting to be convened on Saturday January 19th 2019 at 10:00AM. Alan Hollandersky seconded the modified motion. All in favor the motion was approved 4:0.

Old Business: Updates

- **Entry Gates:** Work is underway and the gate should be fully functional by the end of November.

New Business:

- **Owner Request:** The Board was asked to consider the possibility of holding 3 or 4 board meetings throughout the year in the evening to accommodate those with daytime work commitments. The Board will take this matter under advisement.

Next Board Meeting is on November 13th at 9:00 AM.

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