

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. October 23<sup>rd</sup> 2013**

Association President, Brian Kirkpatrick, called the meeting to order at 9:05 am.

**Board Members Present:** Brian Kirkpatrick, Bill Lander, Rich Moreau & George Starkus, were present either in person or via teleconference thus establishing a quorum. Also present was Peter Grant, representing Peter Grant, Inc. 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:** Rich Moreau made a motion to approve the minutes of the 8/14/13 Board Meeting as previously distributed. Second by Bill Lander. All in favor. The motion passed.

**Financial Report:** Management presented draft financial statements as of 9/30/13 showing that the Association has \$326,844.54 in cash or cash equivalents and \$319,592.02 in total assets The September and YTD budget variance reports were discussed and various questions answered.

**Past Due Accounts:** Management advised that the owners of #108 continue to honor their agreement to catch up their accounts with monthly payments from the renter.

**Old Business:**

- **Schofield Plantings:** Previously approved plants have been planted.
- **Irrigation:** Management advised that the contractor is working on the new irrigation system and weather permitting should be finished in 7 to 10 days.
- **Termite Inspections:** Management has scheduled the initial termite inspection of all 72 units and the building support systems.

**New Business:**

- **Budget discussion:** Management had previously distributed a draft 2014 budget proposal that was discussed briefly. The matter will be taken up again at the budget meeting on December 4<sup>th</sup>.
- **Walkway over swale:** Rich Moreau suggested that the board consider a walkway from the parking lot, over the swale to the fishing pier. Rich will gather more information for a presentation at the next board meeting.

The next meeting is set for **12/04/13 at 9:00AM.**

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