

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. October 28<sup>th</sup> 2015**

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

**Board Members Present:** George Starkus, Marty Fernsten, Mike Lachman John Dowding, 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 9/30/15 board meeting as distributed. Second by Marty Fernsten. All in favor. Motion approved.

**Financial Report:** Management presented draft financial statements as of 9/30/15 showing that the Association has \$382,380.38 in cash or cash equivalents and \$385,427.10 in total assets The YTD and September budget variance reports were discussed and various questions answered. Year to date expenditures are \$2,537.53 under budget.

**Old Business:**

- **Reserve Study:** Management presented bids from 2 professional reserve study companies. Copies to be sent to Board Members.
- **Plantings:** Management was advised to proceed with the Landscape Committees recommendations.
- **Window Replacement Survey:** Management presented 1 bid and advised that Home Depot is to be submitting another bid shortly. There was much discussion on how to proceed with no decisions being made at this time.

**New Business:**

- **Budget Prep:** Management presented a draft to the Directors prior to the meeting. The next meeting will be a budget workshop with the official budget meeting to be held early in December.
- **No Smoking Areas:** John Dowding made a motion to extend the existing Clubhouse no smoking zone to include the club house verandahs and the pool deck. Second by George Starkus. All in favor. The motion passed.

The next board meeting will be on **11/17/2015 at 9:00AM**

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