

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. November 16th 2017

The meeting was called to order at 9:00am

Board Members Present: Marty Fernsten, Mike Lachman, 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 #718.

Approval of Agenda: Alan Hollandersky made a motion to approve the agenda with 1 addition. (Fish Light) Second by Gary VanWambeke. All in favor. Agenda approved.

Approval of Minutes: Gary VanWambeke made a motion to approve the minutes of the 10/03/17 board meeting. Second by John Dowding. All in favor. Motion approved.

Financial Report: Management presented draft financial statements as of 10/31/17 showing that the Association has \$406,784.77 in cash or cash equivalents and \$396,743.66 in net assets The October and YTD budget variance reports were discussed and various questions answered.

Old Business: Updates

- **Entry Gates:** Management instructed to keep working with Mr. Martell and Action Gates for a resolution.
- **Storm Damage Report:** Majority of Lattice work completed along with two a/c decks. A bid of \$9,400 was submitted from Fence company and no action taken.
- **Clubhouse Deck:** Railings removed ready for work to begin this month.
- **Palm Trees:** Trimming to be completed in next few weeks.
- **Project Planning:** Itemized discussion of maintenance list items. Subjects of discussion included palm tree (9) replacement, plumbing, Pier Deck, Painting steps, Carpet on new steps in Entry #1, Repair of trailer park gate.

New Business:

- **Fish Light:** Management advised that an owner has requested permission to install an underwater fish light at the end of the pier. After discussion Management was instructed to research the request and obtain information on the pros and cons including environmental effects.
- **Budget Workshop:** An extensive discussion ensued on the proposed draft budget submitted by Management. Mike Lachman made a motion to transfer the budgeted sum in the Amenities Updates line item to offset increased costs in some other line items and to provide line item funding for tree replacement. Second by John Dowding. Motion Approved. The amended draft to be sent to all owners with the notice of budget meeting 14 days prior to the meeting.
- **Next Meeting** is the Budget Meeting on December 12th at 9:00AM.

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