

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Budget Meeting. December 12th 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 and a 14 day notice sent to all owners.

Approval of Agenda: John Dowding made a motion to approve the agenda. Second by Gary VanWambeke. All in favor. Agenda approved.

Approval of Minutes: John Dowding made a motion to approve the minutes of the 11/16/17 board meeting. Second by Gary VanWambeke. All in favor. Motion approved.

Financial Report: Management presented draft financial statements as of 11/31/17 showing that the Association has \$359,954.11 in cash or cash equivalents and \$405,035.30 in net assets The November 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.
- **Clubhouse Deck:** Installation of Trex decking underway.
- **Fish Light:** After discussion it was agreed that the Association would not allow the additional pier light.

New Business:

- **Budget Adoption:** After a line by line discussion on the proposed draft budget previously submitted and many questions asked and answered Marty Fernsten made a motion to adopt a budget for 2018 keeping the monthly dues at \$419.00 per unit. Gary VanWambeke seconded the motion. All in favor. The budget was approved.
- **Next Meeting** is the Budget Meeting on January 16th at 9:00AM. AGM date set for March 20th.

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