

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. February 18th 2013

Vice President, Brian Kirkpatrick, called the meeting to order at 9:00 am.

Board Members Present: Brian Kirkpatrick, Bill Lander, George Starkus & Vinny Tuccio 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: George Starkus made a motion to approve the minutes of the 1/15/13 Board Meeting as previously distributed. Second by Vinny Tuccio. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 1/31/13 showing that the Association has \$319,813.92 in cash or cash equivalents, \$380,281.70 in total assets, \$3,292.79 in current liabilities and a \$64,21.27 balance on the insurance note. The January and YTD budget variance reports were discussed and various questions answered.

Past Due Accounts: Management advised that the owners of #108 have entered into an agreement with the Association whereby all rent payments will be paid directly to the Association. Annual rental contract now in place. \$925 per month.

Old Business:

- **Boat Dock Repair:** Management has requested a bid from Charlotte County Seawalls. They have inspected and will submit a bid in the next few days.
- **Clubhouse Air Conditioner:** Completed
- **Pool furniture storage:** Management has been advised that there is a ten foot setback provision in the County ordinances for the erection of a storage shed. Management was instructed to ascertain all the County's requirements.
- **Termite Inspections:** Management to obtain bids for termite inspection and treatment.
- **Line Painting:** To be completed after season.

New Business:

- **Reserve line items:** There was discussion regarding the concept of pooled funding as approved in Florida Statute #718 and recommended by the Association's attorneys as a way to handle the combining of irrigation with Paving & Drainage. Bill Lander made a motion to blend the three items into a pooled reserve and seek membership approval at the AGM meeting. Second by George Starkus. After discussion the motion passed.
- **Concrete repair:** Management was instructed to have the cracked concrete repaired in front of the dumpster to remove a tripping hazard.
- **Owner Suggestion:** The Board was asked to consider the purchase and installation of an Automated External Defibrillator (AED) in the Clubhouse.

The next meeting is the AGM set for **3/19/13 at 10:00AM.**

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.