

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. February 18th 2015

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

Board Members Present: George Starkus, Marty Fernsten and Mike Lachman, 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 1/21/15 Board Meeting as previously distributed. Second by Marty Frensten. All in favor. The motion passed 5:0.

Financial Report: Management presented draft financial statements as of 1/31/15 showing that the Association has \$359,588.25 in cash or cash equivalents and \$408,094.01 in total assets The January budget variance reports were discussed and various questions answered.

Old Business:

- **Tennis Court / Pickle Ball:** George Starkus made a motion to approve spending up to \$500 to have pickle ball court lines painted on the singles court. Second by Marty Fernsten. All in favor. The motion passed.
- **Pressure Washing:** Management advised that the buildings and sidewalks have been pressure washed.
- **Reserve Study:** A discussion was begun about the need to have a current reserve study completed. A sample was provided to the Directors and more discussion will be held at future meetings.
- **Exercise Room:** Research continues on the availability of a new exercise bike at an affordable price.
- **Railing Paint:** Marty Fernsten suggested we look into the cost of replacing the railings as compared to the cost of coating / painting.

New Business:

- **WiFi for complex:** Marty Fernsten had asked Management to explore the possibility of community wide WiFi. Management advised that Comcast will not do bulk billing for a fixed resident community at this time.
- **Owner Request:** Mart Fernsten requested that the Board consider planting an additional Bamboo tree in the opening behind the trash bin at building #2. Management to talk to Landscape Committee and get prices for next Board Meeting.

The next board meeting will be the Annual Meeting on **3/25/2015 at 10:00AM**

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.