

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. February 20th 2018

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.

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

Approval of Minutes: Garyz VanWambeke made a motion to approve the minutes of the budget meeting. Second by John Dowding. All in favor. Minutes approved.

Financial Report: Management presented draft financial statements as of 1/31/18 showing that the Association has \$363,708.78 in cash or cash equivalents and \$395,162.65 in net assets The January budget variance reports were discussed and various questions answered about the aging report.

John Dowding made a motion to post the \$320 outstanding balance from the sale of unit #104 to bad debts. Second by Mike Lachman. All in favor. The motion was approved.

Old Business: Updates

- **Entry Gates:** Management instructed to keep working with Mr. Martell and gate companies for a resolution. Mike Lachman made a motion authorizing management to negotiate a settlement (target is \$15,000.) Second by John Dowding. All in favor. Motion passed. Gary VanWambeke made a motion to once again survey the owners for approval to install a gate. Second by Alan Hollandersky. Discussion: Mike Lachman advised that given that a survey had been completed and that the Declaration of Condominium stated that unless the cost to the Association was greater than 5% of the annual budget this was a Board decision. The motion was defeated 3:2.
- **Termites:** Tenting of buildings 1 & 2 will begin on May 29th. Instructional material and special plastic bags will be available shortly.
- **Sea Wall:** Additional fill will be added along the seawalls to bring the grass level with the top of the cap. The curbing contractor will place the removed sod from around the pool fence along the seawall.
- **Curbing:** Curbing around the pool fence will be completed next week.
- **Pier decking:** Volunteer work is progressing.
- **Hayward Canal:** Gary VanWambeke provided an updated report on the County's progress towards dredging the canal. He's still hopeful it may be done by year's end.
- **Rental Term Limits:** After extensive discussion it was decided not to have a vote on a 30 day minimum rental period but rather to establish a policy as provided in the Condominium Documents to enforce fines against those owners who failed to comply with the 7 day minimum rental period.

Committee Reports:

Maintenance – An initial and lengthy report was provided by the new committee. Future reports will not need to be as lengthy. The list was prioritized into 2018 projects and those for 2019.

New Business:

- **Exercise Room:** After discussion on the new equipment installed in the room it was generally agreed that safety has become an issue and some changes may be necessary. It was proposed that a committee be formed to study alternative layouts and report back to the board at the April Board meeting. The following people volunteered for the committee Alan Hollandersky, Richard & Pricilla Gerdon, Lynda Fernsten and Lou & Bonnie Smith.
- **AGM:** Alan Hollandersky asked who had submitted applications for Board membership. Management advised that only 1 (Alan's own) had been received. As there are not more candidates than vacancies

there will not be an election as per State law.

Next Meeting is the **AGM on March 20th at 10:00AM**. **Next Board Meeting** is April 17th at 9:00 AM

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.