

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. February 21<sup>st</sup> 2017**

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

**Board Members Present:** George Starkus, Mike Lachman, Marty Fernsten, John Dowding and Alan Hollandersky, 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:** George Starkus made a motion to approve the agenda. Second by John Dowding. All in favor. Agenda approved.

**Approval of Minutes:** George Starkus made a motion to approve the minutes of the 1/17/17 board meeting. Second by Marty Fernsten. All in favor. Motion approved.

**Financial Report:** Management presented draft financial statements as of 1/31//17 showing that the Association has \$397,111.40 in cash or cash equivalents and \$427,973.02 in net assets The January budget variance reports was discussed and various questions answered.

**Old Business: Updates**

- **Entry Gates:** Management advised permit application has been filed and Management has been told it is approved with conditions. A discussion on swing gates versus sliding gates was led by Management. Marty Fernsten made a motion instructing Management to get legal advice on enforcing the agreement with Mr. Martell and Heritage of Sarasota, Inc. Second by George Starkus. All in favor. Motion passed.
- **Walkway to pier:** Management advised that the contractor is booked and the work should be done soon.
- **Pool Locks:** New locks have been purchased and keys will be distributed to residents before locks are installed.
- **Boat Dock:** Three bids were presented for the Boat Dock decking replacement. Marty Fernsten made a motion to accept the bid from Richard Gerdon in the amount of \$30,960. Second by Alan Hollandersky. The motion passed 4:1 with Mike Lachman voting against the motion.
- **Pool Resurfacing:** Management continues to secure bids for this project.
- **Weekly Rentals:** There was continued discussion on whether the minimum rental period should be increased from 7 days to 30 days. It was agreed that a question be placed on the AGM agenda for membership discussion.
- **Window Rules:** Alan Hollandersky raised the subject of making the window replacement a Rule rather than an amendment to the Condominium documents. Further discussion will be necessary.

**New Business:**

- **Tree Removal:** Management is securing bids to remove the 4 bottle brush trees that are too close to the buildings.
- **Landscape Discussion:** Volunteers have relocated the pine tree. As discussed at the budget meeting the long awaited project of replacing palm trees that were displaced by the seawall installation has begun. Three trees were installed this month and 3 more planned for next year. Beth Drake, Owner of Unit #406 asked that the palm tree visible from her unit be removed because she does not like palm trees and feels it is blocking her view. After discussion the Board denied Ms. Drake's request.
- **Next Meeting is the AGM:** March 27<sup>th</sup>

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.