

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. February 24th 2016

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

Board Members Present: George Starkus, Marty Fernsten, Mike Lachman and John Dowding, 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: Mike Lachman made a motion to approve the minutes of the 1/20/16 board meeting as distributed. Second by Marty Fernsten. All in favor. Motion approved.

Financial Report: Management presented draft financial statements as of 1/31/16 showing that the Association has \$359,254.27 in cash or cash equivalents and \$392,858.48 in total assets. The January budget variance reports were discussed and various questions answered. Year to date expenditures are \$1337.35 under budget.

Old Business:

- **Reserve Study:** The initial site visit has been completed.
- **Walkway:** Management provided bids for the paving and colored concreting of the walkway to the pool and picnic table pads. After discussion Mike Lachman made a motion to have the walkway and the four pads under the picnic tables concreted. Second by George Starkus. All in favor. The motion was approved
- **Entry Gates:** Waiting on bids.

New Business:

- **Pool Chairs:** Management was instructed to have the pool deck lounges recovered after the season is over.
- **Storm Repairs:** A volunteer team has repaired soffits blown out by the recent storm as well as lattice work.
- **Pool Security:** Management has had locks made to match the clubhouse key and will install locks after season is over.
- **Termites:** Marty Fernsten made a motion to have buildings #3 and #4 tented for termite eradication. Second by George Starkus. After discussion the motion was approved unanimously. Bids to be obtained and further discussion at future meetings.
- **Copper pipes:** John Dowding made a motion to have the horizontal water pipes under buildings 2 & 4 replaced. Second by George Starkus. All in favor. The motion was approved.
-

The next board meeting will be the AGM on **3/23/2016 at 10:00AM**

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