

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. April 18th 2017**

Association President, Marty Fernsten, called the meeting to order at 9:00am

**Board Members Present:** Marty Fernsten, John Dowding Mike Lachman, 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 #718.

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

**Approval of Minutes:** Gary VanWambeke made a motion to approve the minutes of the 2/21/17 board meeting. Second by Marty Fernsten. All in favor. Motion approved.

**Financial Report:** Management presented draft financial statements as of 3/31/17 showing that the Association has \$402,308.19 in cash or cash equivalents and \$420,923.25 in net assets The March and YTD budget variance reports was discussed and various questions answered.

**Old Business: Updates**

- **Entry Gates:** Management advised permit application has been approved and he and President Marty Fernsten had a teleconference conversation with Joe Adams the Association's attorney in regard to enforcing the contract with Heritage of Sarasota, Inc. The attorney will be providing an opinion shortly.
- **Boat Dock:** Management advised that a permit has been approved and subject to the return of the notarized commencement notice the permit will be issued.
- **Pool Resurfacing:** Management shared 2 bids for this project with a 3<sup>rd</sup> bid due in today. Details to be forwarded to Directors as soon as it is available. There was a quite large difference between the two received bids. \$34K to \$65K.
- **Maintenance List:** The Board has completed an itemized list of projects which Mike Lachman had reduced to a spreadsheet. An item by item discussion ensued with safety items being given priority. Mike Lachman made a motion to accept the bid of \$2,847.50 from Premier Landscape to remove the identified trees. Second by Marty Fernsten. All in favor, the motion was approved. Gary VanWambeke made a motion to invest \$200 in the installation of stainless 24" grab rails at the entry to ten building entrances. Second by Al Hollandersky. All in favor, the motion passed.

**New Business:**

- **Dock Rules:** Al Hollandersky raised the issue of electrical safety on the boat docks where it has been observed that some residents are utilizing inferior extension cords and not following a good safety protocol. Directors agreed that if they or management saw cords plugged into the power outlets but not in use that they should unplug the cords. A further discussion and research is necessary to create suitable rules and regulations to be adopted by the Board to ensure continued safety at the Dock.
- **Next Meeting is the AGM:** May 16<sup>th</sup> at 9:00AM.

There being no further business before the Board, Marty Fernsten made a motion to adjourn. Second by Gary VanWambeke. All in favor. The meeting was adjourned.

**Management to do list:** Explore rope cleaning/replacement; Letter to owners regarding age of water heaters; Isolation of water pipes to pier faucets form individual unit plumbing; Have stored vehicle (#314) moved from under the tree near driveway light pole; Seek pricing from new curbing contractor; E-mail copies of February financials to Directors. Correct error on financial report year to date loss.