

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. April 26th 2016

Association President, George Starkus, called the meeting to order at 9:00am. and welcomed Alan Hollandersky to the board.

Board Members Present: George Starkus, Marty Fernsten, Mike Lachman, 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 Minutes: George Starkus made a motion to approve the minutes of the 2/24/16 board meeting as distributed. Second by Marty Fernsten. All in favor. Motion approved.

Financial Report: Management presented draft financial statements as of 3/31/16 showing that the Association has \$367,591.09 in cash or cash equivalents and \$388,836.72 in total assets The March budget variance reports were discussed and various questions answered. Year to date expenditures are \$7890.67 over budget.

Old Business: Updates

- **Reserve Study:** Copy received and will be sent to Directors today.
- **Plumbing:** Work to be completed in May/June time frame.
- **Pool Furniture:** To be completed May/June time frame.
- **Walkway & Table Pads:** Completed
- **Entry Gates:** Searching for new contractor. Marty & Linda have provided a directory of contractors in our county but the one fence company listed does not do the physical gates just the electrical/electronics.

New Business:

- **Termites:** George Starkus made a motion to engage Total Control Termite and Pest Professionals, Inc. to complete the tenting of buildings #3 and #4 this year. Bid is \$25,750. Second by Alan Hollandersky. A special meeting to address the financial assessment necessary will be held on May 17th. After all discussion was completed the motion passed unanimously.
- **Window Amendment:** George Starkus made a motion to have the paragraph pertaining to Owners being responsible for continued maintenance of personally replaced windows removed from the draft. Second by John Dowding. All in favor. The motion was approved.
- **Additional Items:** Alan Hollandersky raised discussion on the age of water heaters, proximity of some trees to buildings and dock maintenance. No specific actions were approved and further discussion will be necessary at future meetings.

The next board meeting will be the AGM on **4/17/2016 at 9:00AM**

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.