

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. May 14th 2013

Association President, Brian Kirkpatrick, called the meeting to order at 9:00 am.

Board Members Present: Brian Kirkpatrick, Bill Lander, George Starkus, Rich Moreau & Vinny Tuccio were present either in person or via teleconference thus establishing a quorum. Also present was Peter Grant, representing Peter Grant, Inc. 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: Bill Lander made a motion to approve the minutes of the 2/18/13 Board Meeting as previously distributed. Second by George Starkus. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 4/30/13 showing that the Association has \$326,620.39 in cash or cash equivalents, \$356,477.97 in total assets, and a \$40,332.77 outstanding balance on the insurance note. The April and YTD budget variance reports were discussed and various questions answered.

Past Due Accounts: Management advised that the owners of #108 have been honoring their agreement to have the monthly rent payments of \$925.00 paid directly to the Association. Unit #208 is in contract for sale. Unit #102 has been contacted and payment has been sent and an agreement has been reached to bring 412 current.

Old Business:

- **Boat Dock Repair:** Defer to next season
- **Pool furniture storage:** Vinny Tuccio made a motion to allocate up to \$4,000 to purchase a 16 foot enclosed trailer in lieu of building another shed. Second by George Starkus. After discussion, the motion passed unanimously. Management was instructed to purchase a trailer.
- **Pooled Reserves:** Following the Members unanimous approval at the AGM to combine Paving – Drainage & Irrigation reserves, Brian Kirkpatrick mad a motion to approve the pooling of these three reserve items into one line item and instructed management to make the necessary changes in the Association's records. Second by Bill Lander. All in favor. The motion passed.
- **Irrigation:** Brian Kirkpatrick made a motion to accept the bid from Raintree Irrigation Services in the amount of \$31,863.00 to install a new irrigation system throughout the property. Second by George Starkus. This project will be funded from the Paving, Drainage & Irrigation reserve. All in favor. The motion passed.
- **Termite Inspections:** Management to obtain more bids for termite inspection and treatment, if required.
- **Line Painting:** To be completed this month.

New Business:

- **Night Swimming:** Management was instructed to get the necessary inspections completed to certify the pool for night swimming.
- **Resident Request:** Management presented a pool party request from Unit #511. Approval was granted for the pool party to be held including the erection of one inflatable water slide beside the pool area for Sunday May 19th with said Owner accepting all liability responsibilities.
- **Deeded Boat Docks:** Management was instructed to include in the next mailing to Owners an explanation of the fact that private boat docks can only be purchased by Owners of Harbour Village or Villas at Harbour Village.

The next meeting is set for **8/14/13 at 9:00AM.**

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