

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. May 17<sup>th</sup> 2016**

Association President, George Starkus, called the meeting to order at 9:04am

**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 4/26/16 board meeting as distributed. Second by John Dowding. All in favor. Motion approved.

**Financial Report:** Management presented draft financial statements as of 4/30/16 showing that the Association has \$378,019.32 in cash or cash equivalents and \$391,959.95 in total assets The April budget variance reports were discussed and various questions answered. Year to date expenditures are \$3,963.50 over budget.

**Old Business: Updates**

- **Reserve Study:** Management to see if a spreadsheet file available.
- **Plumbing:** Work to be completed in May/June/July time frame.
- **Pool Furniture:** To be completed June/July time frame.
- **Pool Gate Locks:** Locks ordered. Will be installed asap.
- **Walkway & Table Pads:** Completed
- **Entry Gates:** Contractor has measured. Waiting on bid.

**New Business:**

- **Termites:** George Starkus made a motion to assess a special assessment of \$600.00 per unit to cover the costs of termite tenting of buildings #3 and #4 and plumbing replacement under buildings #2 and #4. Second by Marty Fernsten. After discussion all agreed. The motion was approved. Management was instructed to send an invoice to all owners along with the \$40 invoice for dryer vent cleaning.
- **Window Amendment:** Alan Hollandersky made a motion to approve the modified draft amendment. Second by George Starkus. All in favor. The motion was approved. Management was instructed to send out to all owners.

The next board meeting will be the AGM on **6/21/2016 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.