

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. May 20th 2015

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

Board Members Present: George Starkus, Marty Fernsten, John Dowding and Mike Lachman, 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: Management advised that the previous meeting was the AGM so no Board Meeting minutes were due for approval. Mike Lachman asked that management check on the February Minutes to see if they were approved and report at the next meeting.

Financial Report: Management presented draft financial statements as of 4/30/15 showing that the Association has \$360,854.09 in cash or cash equivalents and \$392,464.47 in total assets The YTD and April budget variance reports were discussed and various questions answered.

Old Business:

- **Sky Lights:** George Starkus made a motion to approve the expenditure of up to \$4,500 for the replacement of 3 leaking skylights. Second by Mike Lachman. All in favor the motion was approved.
- **Reserve Study:** After discussions it was decided that a quality reserve study could be done in house and a committee of volunteers would be sought to help the Board Members complete the project.
- **Insulation:** Management is seeking bids for the repair/replacement of insulation under the buildings.
- **Plantings:** Management was instructed to obtain an additional Bamboo plant opposite Building #2. Rich Moreau had advised that there may be a delay in obtaining the right size plant as the Vendor is currently out of stock.
- **Window Replacement Survey:** George Starkus agreed to create a survey form for circulation and comment to the rest of the Board. Management was instructed to mail copies to all Owners as soon as the draft was approved.

New Business:

- **Maintenance Schedule:** Management was asked to work on compiling a spreadsheet of maintenance schedules over the summer.
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The next board meeting will be the Annual Meeting on **7/15/2015 at 10:00AM**

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.