

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. July 22nd 2015

Association President, George Starkus, called the meeting to order at 9:03am.

Board Members Present: George Starkus, Marty Fernsten, and John Dowding, 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 there are 2 previous meeting's minutes to be approved. George Starkus made a motion to approve the minutes of the 2/18/15 board meeting as distributed. Second by Marty Fernsten. All in favor. Motion approved. George Starkus made a motion to approve the minutes of the 5/20/15 board meeting as distributed. Second by Marty Fernsten. All in favor. Motion approved.

Financial Report: Management presented draft financial statements as of 6/30/15 showing that the Association has \$367,858.95 in cash or cash equivalents and \$390,499.25 in total assets The YTD and June budget variance reports were discussed and various questions answered. Year to date expenditures are \$106.45 over budget.

Old Business:

- **Reserve Study:** Management was asked to prepare an outline for a study over the next couple of months.
- **Drainage:** Management advised that three new pumps have been installed. One at the Clubhouse, 1 at Building #3 and 1 at Building #4. Owners present said sidewalks were 100% better.
- **Sky Lights:** The new sky lights have been ordered and will be installed the first week of August.
- **Insulation:** Management was instructed to obtain bids for just the replacement of any missing insulation under the buildings.
- **Plantings:** Rich Moreau advised that there is still a delay in obtaining the right size plant as the Vendor is currently out of stock.
- **Window Replacement Survey:** Management was instructed to send digital copies of received surveys to each Director for discussion at the next meeting..

New Business:

- Management instructed to obtain bids to have all dryer vents cleaned..

The next board meeting will be on **8/19/2015 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.