

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. July 23rd 2014

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

Board Members Present: George Starkus, Rich Moreau, Marty Fernsten, Mike Lachman and Vinny Tuccio, 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: Marty Fernsten made a motion to approve the minutes of the 4/29/14 Board Meeting as presented. Second by Rich Moreau. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 6/30/14 showing that the Association has \$354,134.10 in cash or cash equivalents and \$372,729.33 in total assets. The June and YTD budget variance reports were discussed and various questions answered.

Internal Controls: Treasurer Mike Lachman presented information on protecting Association Assets and a questionnaire on internal financial controls. Management was instructed to complete the questionnaire and send completed copies to the Board Members.

Past Due Accounts: Management advised that the owners of #108 continue to honor their agreement to catch up their accounts with monthly payments from the renter. With the payment of August rent they will be completely caught up.

Old Business:

- **Walkway over swale:** Some changes had to be made to the base under the walkway stone and should be completed shortly.
- **Exercise Equipment:** Management was instructed to reduce the price on the weight equipment to \$500 or best offer in order to get it sold as quickly as possible.

New Business:

- **Landscape:** Management advised that some aspects of the landscape company's service was not up to par. It was recommended that a firm approach be taken and if no results were evident to maybe seek bids from alternate companies.

The next meeting will be the on **9/10/2014 at 9:00AM.**

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