

## HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.

### Minutes of Board Meeting. July 24<sup>th</sup> 2018

The meeting was called to order at 9:00am

**Board Members Present:** Marty Fernsten, Mike Lachman, John Dowding, Alan Hollandersky and Gary VanWambeke 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.

**Approval of Agenda:** Gary VanWambeke made a motion to approve the agenda with one addition Smoking letter approval. Second by Alan Hollandersky. All in favor. Agenda approved.

**Approval of Minutes:** Gary VanWambeke made a motion to approve the 6/12/18 minutes as presented. Second by Gary Alan Hollandersky. All in favor. Motion approved.

**Financial Report:** Management presented draft financial statements as of 6/30/18 showing that the Association has \$435,092.45 in cash or cash equivalents and \$454,045.85 in net assets The budget variance reports were discussed and various questions answered about the aging report.

#### Old Business: Updates

- **Entry Gates:** The settlement agreement with Heritage of Sarasota, Inc. has been finalized and the check for \$15,000 deposited. The fence company is working to modify the permit from Charlotte County to the approved design.
- **Plumbing:** Horizontal copper pipe replacement under buildings #1 and #3 is completed.
- **Insulation:** Management presented 1 new bid for insulation replacement under buildings - \$12,420 per building.
- **Parking Lot extension:** A second contractor came to measure up and provide an additional bid but it has not yet been received.
- **Grills:** Gary made a motion authorizing the purchase of 4 new grills. Second by Alan. All in favor, the motion passed.
- **Dock Electrical Outlets:** Alan made a motion to proceed with the installation of 5 new outlets to be mounted on the outside pilings. This would be funded from the reserves at a cost of approximately \$2100. Second by Gary. All in favor, the motion passed.

#### Committee Reports:

**Maintenance –** Prior to the meeting, John Dowding had provided all Directors with a summary of work projects. All completed projects will be removed from the list ready for posting to the website.

**Exercise Room –** Management advised that the exercise room renovation has been completed.

**Windows & Doors:** Mike Lachman provided a multi-page report to the Board of the committee's findings. Much discussion ensued with two action steps being established. Action Step #1. Gary made a motion to instruct Management to seek a legal opinion from Becker & Poliakoff as to these questions (a) As to: 9.1; 9.6 and 9.8 of the Declaration of Condominium - what, if anything, would require a full membership approval vote – window replacement; style change (swing door to slider / grids) (b) Would a full membership vote be necessary for the Board to obtain a Bank loan for window replacement. Second by Mike. All in favor, the motion passed. Action Step #2. Management to seek copies of the original building plans from Charlotte County archives to ascertain header location and size above river side windows and door. Management requested permission to upload the report to the Association's website and to notify and encourage all owners to be aware of these discussions as the process continues. Permission granted.

#### New Business:

- **7 day rental minimums:** Management to send notices to all owners regarding minimum rental periods with specific warnings going to know violations. A warning to be provided that continued advertising or acceptance of rentals for periods less than 7 days will result in the imposition of fines of \$100 per day.

- **Smoking on Lanais:** Management to send all owners a copy of the approved letter and a copy should also be placed in the entry ways of each building.
- **Insurance Claim:** Mike made a motion authorizing Management to pay the \$2,500 deductible plus the amount received from the Insurance Co. An endorsement to be included that the Vendor accepts this payment totaling \$5,959.16 as full and complete satisfaction of all claims against the Association. Second by Alan. All in favor, the motion passed.
- **Owner Request:** The Board was asked to consider a request to allow the installation of a whole unit water purification system mounted outside within a common element area. After discussion the Board unanimously agreed that the owner would need to place the system totally within their own unit and no part could be installed in common areas.

**Next Board Meeting** is on September 18<sup>th</sup> at 9:00 AM.

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

[Click to read the Window Committee Report to Board of Directors](#)