

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Draft Minutes of Board Meeting. July 25th 2017

Association President, Marty Fernsten, called the meeting to order at 9:00am

Board Members Present: Marty Fernsten, John Dowding Mike Lachman, 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 #718.

Approval of Agenda: Gary VanWambeke made a motion to approve the agenda with the addition of 1 item from Alan Hollandersky (website) . Second by John Dowding. All in favor. Agenda approved.

Approval of Minutes: John Dowding made a motion to approve the minutes of the 6/20/17 board meeting. Second by Alan Hollandersky. All in favor. Motion approved.

Financial Report: Management presented draft financial statements as of 6/30/17 showing that the Association has \$411,337.92 in cash or cash equivalents and \$419,809.13 in net assets The June and YTD budget variance reports was discussed and various questions answered.

Old Business: Updates

- **Entry Gates:** Management was instructed to check with the attorney regarding the mailing of notices to both addresses listed with the Florida Department of State, and to ascertain the initial cost of filing a law suit.
- **Pool Resurfacing:** Project underway.
- **Water Pipe Replacement:** Management working to obtain pricing for the replacement of copper pipes under buildings #1 and #3.

New Business:

- **Canal Dredging:** Gary VanWambeke gave an update report on where the County stands in relation to this project.
- **Clubhouse Deck:** John Dowding made a motion to have the cracked section of the deck replaced at a cost of \$4,500 before season. Second by Alan Hollandersky. After discussion all in favor. Motion approved.
- **Project Planning:** Itemized discussion of maintenance list items. Obtain prices on Tennis court netting for west and north fences. Find best planting dates for palm trees. Obtain material pricing for pier decking. Obtain pricing for curbing.
- **Website:** Alan Hollandersky asked how much it cost to maintain the website. Management advised that the annual cost for the domain name is \$12.38 and server hosting is provided by Management. Short discussion on how to get owners to utilize it more.

- **Next Meeting is the AGM:** July 25th at 9:00AM.

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