

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. July 5<sup>th</sup> 2012**

Vice President, Brian Kirkpatrick, called the meeting to order at 9:00 am.

**Board Members Present:** Via teleconference: Brian Kirkpatrick, George Starkus, Bill Lander & Vinny Tuccio - thus establishing a quorum. Also present was Peter Grant, representing Peter Grant, Inc. the Association's Management Company.

**Notice of Meeting:** A Meeting notice with agenda was posted in the normal manner in accordance with the Association Bylaws and Florida Statute #718.

**Approval of Minutes:** Bill Lander made a motion to approve the minutes of the 4/11/12 Board Meeting as previously distributed. Second by George Starkus. All in favor. The motion passed.

**Financial Report:** Management presented draft financial statements as of 6/30/12 showing that the Association has \$338,710.96 in cash or cash equivalents, \$336,054.17 in total assets and \$48,320.64 in liabilities. The June and YTD budget variance reports were discussed and various questions answered.

**Past Due Accounts:** Unit #108 (\$6,500.64) and Unit #315 (\$9,845.00) remain as the two problem accounts with #315 still in the foreclosure process. Several accounts have small balances. Management was instructed to collect these amounts and to send any accounts necessary to the attorneys for lien filings.

**Old Business:**

- **Project Updates:** Management provided updates on various ongoing projects.
  - **Warren Avenue application:** Management advised that the zoning board has turned down the application to vacate Warren Ave.
  - **Gate Project:** With this application turned down we once again have to look at ways to meet the County criteria for the gate to be installed.
  - **Landscaping on Schofield:** Tabled till next meeting.
  - **Drainage:** Management described a proposed drainage system of French drains along the parking lot walkways together with drains linking these through under the buildings and discharging into the swale on the riverside of the buildings. After discussion and noting that there is a prior allocation of funds approved for this project Management was instructed to proceed with the proposal.

**New Business:**

- **New Owners:** Management advised that unit #204 has been sold to Mark Gallant.
- **Party Policy:** Bill Lander made a motion to include the Party Policy approved at the last meeting as an official part of the Association's Rules & Regulations. Second by George Starkus. All in favor. The motion passed.

The next meeting was set for **9/19/12 at 9:00AM.**

There being no further business before the Board Bill Lander made a motion to adjourn. Second by George Starkus. All in favor. The meeting was adjourned.