

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. August 14th 2013

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

Board Members Present: Brian Kirkpatrick, Bill Lander, George Starkus, Rich Moreau & Vinny Tuccio were present either in person or via teleconference 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 required 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 5/14/13 Board Meeting as previously distributed. Second by Rich Moreau. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 7/31/13 showing that the Association has \$337,105.84 in cash or cash equivalents, \$344,285.32 in total assets, and a \$16,213.68 outstanding balance on the insurance note. The July and YTD budget variance reports were discussed and various questions answered. Several August Invoices appeared in July's expenses. Management to correct these dates.

Past Due Accounts: Management advised that the 2 owners have continued to honor their agreement to catch up their accounts with monthly payments.

Old Business:

- **Pool furniture storage:** Management advised that a trailer has been purchased at a cost of \$2,800.00 and 50% of the pool furniture is now stored in the trailer.
- **Night Swimming:** Management was instructed to research the cost of engineering work to obtain night swimming certification.
- **Schofield Plantings:** Rich Moreau presented a plan to plant two (2) 25 gallon Wax Myrtles in the opening along Schofield. Bill Lander made a motion to approve the expenditure of up to \$450 to have this completed. Second by George Starkus. After discussion the motion was approved by unanimous consent. Rich Moreau also provided information on the possible planting of a 'Shady Lady' tree near the #2 grill. This was tabled for Board Members to view at a later date.
- **Irrigation:** Management advised that the contractor is on the premises today beginning the installation of the new irrigation system.
- **Termite Inspections:** Management provided details of termite inspection/treatment options and bids. Brian Kirkpatrick made a motion to engage Statewide Pest Control to provide the required service at an annual cost of \$10,260.00. Second by Bill Lander. After discussion, all in favor. The motion was approved.
- **Comcast:** Service charge has been reduced as agreed.
- **Line Painting:** Completed.

New Business:

- **There was no new business.**

The next meeting is set for **10/23/13 at 9:00AM.**

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