

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. August 19th 2015

Association President, George Starkus, called the meeting to order at 9:08am.

Board Members Present: George Starkus, Marty Fernsten, Mike Lachman, Vinny Tuccio and John Dowding, 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: George Starkus made a motion to approve the minutes of the 7/22/15 board meeting as distributed. Second by Marty Fernsten. All in favor. Motion approved.

Financial Report: Management presented draft financial statements as of 7/30/15 showing that the Association has \$378,249.53 in cash or cash equivalents and \$392,536.51 in total assets The YTD and July budget variance reports were discussed and various questions answered. Year to date expenditures are \$432.07 over budget. Treasurer, Mike Lachman asked Management to obtain the carry forward number from the Accountant to bring the records up to date.

Old Business:

- **Reserve Study:** Management was asked to prepare an outline for a study over the next couple of months. Mike Lachman offered to prepare a spreadsheet and send to Management.
- **Drainage:** Management advised that three new pumps have been installed. One at the Clubhouse, 1 at Building #3 and 1 at Building #4. It may be necessary to install a larger pump at the Clubhouse as it is now the slowest to recover from heavy rain.
- **Sky Lights:** 3 of the new sky lights have been installed.
- **Insulation:** Management advised that a small amount of insulation work is required under units \$07 and 406 and it would be completed in September.
- **Plantings:** Rich Moreau advised that there is still a delay in obtaining the right size plant as the Vendor is currently out of stock.
- **Window Replacement Survey:** Mike Lachman prepared and distributed a tally of the survey results which were discussed. Management was asked to make a window count of the various window sizes and begin the process of obtaining prices.

New Business:

- Management instructed to obtain bids to have all dryer vents cleaned.

The next board meeting will be on **9/30/2015 at 9:00AM**

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