

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. September 18th 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 the addition of : – Canal dredging update; Water leak detectors; Owner request. Second by Marty Fernsten. All in favor. Agenda approved.

Approval of Minutes: Gary VanWambeke made a motion to approve the 7/24/18 minutes as presented. Second by Alan Hollandersky. All in favor. Motion approved.

Financial Report: Management presented draft financial statements as of 8/31/18 showing that the Association has \$419,623.79 in cash or cash equivalents and \$426,387.17 in net assets The budget variance reports were discussed and various questions answered about the aging report. The subject of late fees and interest on overdue payments was raised and a lengthy discussion ensued. The long term practice has been for the Board to individually apply such charges. John Dowding made a motion to continue that policy. Second by Marty Fernsten.

The motion was approved by a 3:2 vote. Gary VanWambeke and Alan Hollandersky voting "Nay" with Alan explaining that he believes that late fees and interest should be applied every time that dues are not paid by the 10th of the month when due and applied evenly across the membership as allowed in the Association documents, with the exception of special circumstances. Management raised the concern of enforceability if late fees were not applied uniformly.

Old Business: Updates

- **Entry Gates:** Work is due to hopefully begin later this month.
- **Insulation:** Management advised that another company came out to bid the project but declined to do so until it was dry under all the buildings for worker access.
- **Grills:** All 4 grills have been replaced.
- **Dock Electrical Outlets:** Project completed.

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 and an additional category of proposed projects not yet funded be added to the list.

Windows & Doors: Mike Lachman provided a report to the Board of the committee's meetings. Lengthy discussions with some owner input occurred. The Board had been provided with the attorney's answers to their various questions including the attorney's following recommendation:

"For the Board to propose an amendment to the Declaration, similar to the provision in Article 9.1 regarding the

windows, which gives the Board of Directors the authority to determine when to replace the doors that separate the living area from the balcony and to further give the Board the authority to replace the doors with sliding glass doors, or another style determined by the Board. The site plan, attached as Exhibit A to the Declaration, shows these doors as "swing doors", and therefore, the amendment should also state that it is intended to amend the site plan and controls over any inconsistent drawing in the site plan."

Accordingly, Gary VanWambeke made a motion that management be instructed to have the attorney prepare the necessary amendment wording to be presented for an Owner vote at a future date yet to be determined.

Second by Alan Hollandersky. The motion was approved by a 4:1 vote with John Dowding voting “Nay”, explaining that he felt there was no rush to move forward at this time.

New Business:

- **Comcast / Xfinity Contract:** The Association’s contract with Comcast renews early in 2019. Alan Hollandersky has made a study of the contract and advised that it is far less expensive to owners for the bulk contract to continue rather than individual user accounts be established with the company. Several ideas were discussed for negotiations on the new contract like a 2 year price lock and continued free television in the clubhouse.
- **Canal Dredging:** Gary VanWambeke provided a brief report on the status of the dredging project. Stating that certain County funds would become available for the project in October. Hopefully dredging will occur shortly after that.
- **Water Leak Detectors:** Alan Hollandersky advised of the availability of a relatively inexpensive moisture detector which could be installed in washer/Dryer/Water Heater closets to notify owners of any leak and thus minimize damage to units. Alan will send info to the Board Members.
- **Owner Request:** The Board was asked to consider an owner’s request for reimbursement of medical expenses incurred after a fall in the parking lot. The Board declined to make the reimbursement.

Next Board Meeting is on October 16th 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.