

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. September 19th 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 - 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 7/5/12 Board Meeting as previously distributed. Second by George Starkus. All in favor. The motion passed.

Financial Report: Management presented draft financial statements as of 8/31/12 showing that the Association has \$324,507.62 in cash or cash equivalents, and \$9,220.35 in current liabilities. The August and YTD budget variance reports were discussed and various questions answered.

Past Due Accounts: Unit #108 (\$7,280.64) and Unit #315 (\$10,625.00) remain as the two problem accounts with #315 still in the foreclosure process. Several accounts still have small balances. Management was instructed to collect these amounts and to send any accounts necessary to the attorneys for lien filings. Management was also instructed to check with the attorneys as to any possible remedies to speed up the foreclosure action on #315 or possible action on #108. Brian Kirkpatrick made a motion to adopt a policy providing for Management to notice any owner that is more than 90 days late that the board was considering revoking their rights to use the common element property as provided under Florida Statute #718. This revocation of use rights would also apply to the Owner's renters if any. Second by Bill Lander. All in favor. The motion passed.

Old Business:

- **Project Updates:** Management provided updates on various ongoing projects.
 - **Landscaping on Schofield:** Tabled till next meeting.
 - **Drainage:** Management advised that the drainage project work will commence in the next week or so.
 - **Sidewalk repairs.** Completed.
 - **Trim Painting:** This project is underway and should be completed by the end of the month.

New Business:

- **Storm Damage:** Management advised that the wind had blown out insulation under building #4. Bill Lander made a motion instructing Management to have West Coast Insulation repair the damage at a cost of not more than \$1,200.00. Second by George Starkus. All in favor. The motion passed.

The next meeting was set for **11/14/12 at 9:00AM.**

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