

**HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.**  
**Minutes of Board Meeting. September 20, 2016**

Association President, George Starkus, called the meeting to order at 9:00am

**Board Members Present:** George Starkus, Mike Lachman, Marty Fernsten, and Alan Hollandersky, 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:** Mike Lachman advised that the formation of the Reserve Study Committee did not appear in the draft minutes previously circulated to the Board members. Management advised that it would be added. George Starkus made a motion to approve the minutes of the 8/16/16 board meeting as amended. Second by Marty Fernsten. All in favor. Motion approved.

**Financial Report:** Management presented draft financial statements as of 8/31/16 showing that the Association has \$412,359.73 in cash or cash equivalents and \$413,402.01 in total assets The August budget variance reports and YTD reports were discussed and various questions answered.

**Old Business: Updates**

- **Unit #101** Lanai support saddles have been replaced.
- **Entry Gates:** Contractor provided bid. Linda Fernsten will continue to investigate a possible variance for this project to continue.
- **Window Amendment:** Management instructed to send new hard copy letters via US Mail to those who have not voted yet.
- **Reserve Committee:** Mike Lachman presented a report for the Committee describing the two meetings of the committee and the work being done to come up with a formal report to the Board for the 2017 Budget meeting. The committee will meet with management again on 10/4/16 at 9:00am.
- **Metal Stair Replacement:** Marty Fernsten made a motion to approve the expenditure of \$4,500 to replace the badly rusted and corroded stairs in the first entrance of Building #1. Second, by George Starkus. All in favor. The motion was approved.
- **Tree Trimming:** Management is meeting today at 11:00am with the owner of our landscape company to finalize a timetable for the list of trees that need trimming.

**New Business:** There was no new business on the agenda.

The next board meeting will be on **10/18/2016 at 9:00AM**

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