

HARBOUR VILLAGE PROPERTY OWNERS ASSOCIATION, Inc.
Minutes of Board Meeting. September 30th 2015

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

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 8/19/15 board meeting as distributed. Second by Marty Fernsten. All in favor. Motion approved.

Financial Report: Management presented draft financial statements as of 8/31/15 showing that the Association has \$367,560.13 in cash or cash equivalents and \$376,274.48 in total assets The YTD and July budget variance reports were discussed and various questions answered. Year to date expenditures are \$241.98 under budget.

Old Business:

- **Reserve Study:** Management was asked to obtain bids for professional reserve study.
- **Dryer Vents:** John Dowding made a motion to approve having the all the dryer vents cleaned at a cost of \$50 per unit and to invoice each owner for the work. Work to be done when owners present. Second bt George Starkus. All in favor. Motion approved.
- **Plantings:** Rich Moreau advised that the Nursery suggest a bamboo plant is not the right type for this location. Recommendations to be obtained and plants planted.
- **Window Replacement Survey:** Management was instructed to obtain prices of windows so that decisions can be made.

New Business:

- **Budget Prep:** Management asked Directors to advise of any special project line items required to be added to the preliminary budget draft. Management to submit an initial draft at next meeting.

The next board meeting will be on **10/28/2015 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.