

**HABOR ISLAND OWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**MAY 4, 2010**  
**PATERSON ELEMENTARY SCHOOL CAFETERIA**

The meeting was called to order at 6:30 p.m. by President, George Robertson.

A quorum was not established, so the Board proceeded with an unofficial meeting for the residents who attended.

The Board members were introduced. In attendance from the Board of Directors were George Robertson, John Barnes, Jerry Lewis, James Davis, Larry Gress, and Todd Murphy.

Proof of Notice was provided showing the notification of the Annual Meeting was sent out in accordance with statutory guidelines.

The 2009 Annual Meeting minutes had already been approved at a previous Board meeting.

The RE/MAX Specialists Management Team was introduced: Kathy Melton, Linda and Bob Woods, Carrie Ackerman, and Leslie Woods.

**Financial Report:**

The year-end numbers for 2009 were mailed out to homeowners in advance of the meeting. Treasurer Jerry Lewis reported that the Board paid very close attention to expenses throughout the year and the Association was under budget by \$442.75.

**Architectural Review Board (ARB) Report:**

Larry Gress requested that any homeowners wanting to make improvements to their residence should submit an Architectural Review Board request form and it must be approved prior to making any changes. All ARB requests in 2009 were approved, except for one request to change exterior paint color.

**2009 Accomplishments:**

The Association has been receiving monthly payments from Mr. Kyle Gates, the juvenile who was charged with setting the fire in the park. He recently reached the age of 19 and has been removed from the juvenile offender program. Mr. Gates offered \$5,000 to settle any outstanding claims the Association has. Working with the State Attorney, the Board made a counteroffer of \$12,000 (which with the payments already received would represent two-thirds of the total damage to the park), but has not received a response. Should the parties not come to an agreement, the Association can ask for a judgment in Civil Court which would be good for seven (7) years. At the end of that time, the Association could then petition for an additional seven (7) years. The parents were not named as a respondent in the original actions, but the Board has consulted an attorney concerning taking action against the parents, as well.

The front entrance sign and walls were painted this year. In addition, Clay Electric painted the light poles in the neighborhood.

The Board put the landscape contract out for bid and met with each of the companies. Nanak's Landscaping was awarded the contract. There has been significant improvement in the appearance of the entrance.

The First Annual Holiday Get-Together was held in the park in December. The event was well-received and the Board would like to repeat the event this year.

Management continues to regularly drive through the neighborhood to ensure the Covenants and Restrictions are being followed. Harbor Island streets are county roads and the county says that you can park on the streets. You cannot block a mailbox or driveway. If there is an immediate problem, residents should contact the non emergency number for the Sheriff's Office for their assistance. The Board researched putting a stop sign in at Dockside Dr. and Harbor Island Dr. A petition would have to be signed by 75% of homeowners and sent to the County Commissioners for their consideration. Stop signs are not used by the county to slow traffic down.

A serious dog attack took place in the neighborhood. A court hearing was held a little over a month ago and the judge declared that the dogs were dangerous and he ordered that they be euthanized. The homeowner has since filed an appeal of the judge's decision and the appeal is working its way through the court system. Currently, the two dogs are being held in a local kennel, at the owner's expense. The Board's position is that the dogs should not be returned to the neighborhood and a letter was sent to the homeowner by an attorney stating the dogs could not be returned to the neighborhood per the Covenants and Restrictions.

### **Park Restoration:**

John Barnes reviewed plans for the park area. Funds have been limited, but progress has been made in clearing out the park area. The gazebo and a tree damaged by the fire have been removed. The underbrush has been cleaned out to open up the park. Current plans include adding picnic tables as funds become available, and opening up the area a little more so that there is more room for the children to play. Any suggestions that residents have as to what they would like to see in the park should be submitted to RE/MAX.

### **Landscape Improvements:**

Todd Murphy reviewed the improvements that have been made since Nanak's took over the landscape contract. The front entranceway has been cleaned up and the bushes trimmed so that the signs have more visibility. The beds have been mulched and flowerbeds expanded to provide more color and more curb appeal. More enhancements are planned for the future. Yard of the Month was started in May. Todd is a landscape designer and has offered his services, free of charge, to help residents with their landscape plans. A month-by-month gardening and fertilization schedule is available on the website – harborislandhoa.com.

**2010 Goals:**

An assessment will be made in the fall as to whether more pampas grass is needed on the berm. George acknowledged Larry Burluson's efforts in establishing the plants on the berm.

Boat access is needed for Pond #3 (Harbor Island Dr. and Dockside Dr.) to allow for improved maintenance. The Board is currently working to find an access point. A resident suggested that the lake maintenance company use a canoe.

The Board will continue to make improvements to the park area as the restitution funds become available.

Collections from past due owners remain a priority and Management is diligent in their efforts to collect any monies owed. The balance outstanding at the end of April was \$11,416.90. Approximately 13 homeowners owe just the current year's dues. The collection procedure was explained. Payment plans are available should a homeowner need additional time to pay.

**Residents' Forum:**

Steve Parris thanked the Board for their service. He told all in attendance that Saturday, May 8<sup>th</sup>, is the letter carrier food drive and encouraged everyone to participate by leaving non-perishables by their mailbox.

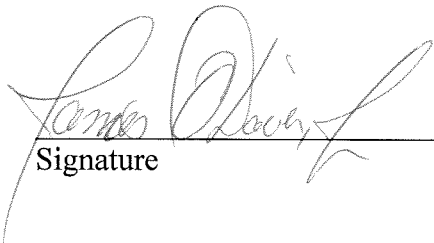
Inman Sullivan requested the "No Parking on Right of Way" sign be replaced at the nature trail at the end of Harbor Island Dr. In addition, he expressed his concern about the parking of commercial vehicles/vans in the neighborhood. George replied that the Covenants state that a truck less than ¾ ton that is used to and from work is not considered a commercial vehicle.


Larry Burluson acknowledged that the Board works diligently and under constrained resources but it is important to keep the neighborhood looking fresh and clean looking. He noted that the street signs are looking worn. He also feels the park is an asset and can attract families to the neighborhood. Larry is concerned about a steady decline in the neighborhood unless attention is paid to these items.

Disabled vehicles in driveways were discussed. Management does monitor vehicles and letters are sent to owners.

As there was not a quorum, elections could not be held. The Board meets the first Tuesday of every month at the RE/MAX Specialists office on Park Avenue. It is an open meeting and residents are encouraged to attend and become involved.

The meeting was adjourned at 7:20 p.m.

  
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Signature

6-1-10  
  
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Date