

Harbor Island Board Meeting Minutes
Tuesday, February 2, 2010
RE/MAX Specialists Training Room

Present: George Robertson, John Barnes, Jerry Lewis, James Davis, Norbert Wann, Todd Murphy and Kathy Melton representing The CAM Team at RE/MAX Specialists

Meeting called to order at 6:35 pm by President, George Robertson.

Financials:

The financials for January were e-mailed to the Board in advance of the meeting. Kathy Melton reported that the balance in the Investment Account was \$14,061.08 and the balance in the Operating Account was \$36,319.36 as of January 29, 2010. The balance in the Park Account is \$1,951.11.

Payments for 2010 Assessments have been coming in steadily. To date, 73% of homeowners have paid. Past due statements will be sent to homeowners later in the month.

The Board reviewed the January 2010 Collection Status and Tracking Report. A total of \$206.82 was collected in January. The resident on a payment plan who had a check returned for insufficient funds paid his past due account in full, including the related bank charges. An owner called Management questioning a charge on her account and asked the Board to remove it. After discussion, a motion was made by John Barnes to remove the charge. Jerry Lewis seconded the motion. The motion passed unanimously.

Jerry Lewis reviewed the financials and said the Association closed out 2009 approximately \$21.00 over budget. The painting at the front entrance, along with several delinquencies due to possible foreclosures, contributed to the overage. Management will prepare a year-end report that will be provided to owners.

Minutes:

The minutes from the December 1, 2009 meeting were approved as written. James Davis certified and signed the minutes. The scheduled meeting for January 5, 2010 was not held as a quorum was not present.

Old Business:

The Architectural Review Board received a new request for exterior painting. The colors will be given to the committee after the meeting so that they can make a decision.

The front traffic light cycle was discussed. Management contacted the Traffic Operations Engineer for the Florida Department of Transportation and received the signal timings for the light. The engineer said that the light is coordinated with the other signals along US 17 and that the timings have not changed in the last six years. The bottom line is that there is nothing that can be done to change the cycle times.

John Barnes reported that the sign designating the operating hours for the park was posted. The park is open from thirty minutes after sunrise to thirty minutes before sunset. The Clay County Sheriff's office can now enforce this park rule.

A pine tree in the park that was damaged in the fire several years ago was cut down. In addition, the tree stump and the palmetto areas were ground down. The gazebo was also demolished. The Board requested that Management get an estimate to remove the gazebo debris.

An irrigation repair was completed at the front entrance and Management will contact Dean Franklin to repaint an area of the front wall that was discolored. Several areas of graffiti were noted on an interior stucco wall in the park. Management will get an estimate to have those areas painted, as well.

New Business:

President George Robertson addressed the Board and several residents in attendance concerning the vicious dog attacks that occurred recently in the neighborhood. George stated that the Board will use every resource it has to prevent the return of the dogs to the homeowner. A letter was sent from the attorney stating the covenant that pets can only be kept if they do not "create safety, health or nuisance problems" and that he has been authorized by the Board to commence legal proceedings to enforce compliance with the covenants should the owner try to bring the dogs back in the neighborhood. Kathy has been in constant contact with Clay County Animal Control concerning this issue. The County Manager has recommended that the dogs be euthanized. The owner was served with papers and has requested a hearing that should take place within the next couple of weeks. Depending on the outcome of that meeting, the case could move to the courts.

The "Yard of the Month" awards will start in the Spring once the growing season has started. A yard that is most improved can also be recognized as the yard of the month. Winners receive a gift certificate and a sign is placed in the yard.

Todd Murphy will provide a fertilization schedule that can be posted on the website.

A neighborhood clean-up day for March or April was suggested.

The Violation Tracker was provided to the Board.

The meeting was adjourned at 7:44 p.m.



Signature

3/2/10

Date