

Harbor Island Board Meeting Minutes  
Tuesday, February 1, 2011  
RE/MAX Specialists Conference Room

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

Meeting called to order at 6:30 pm by President, George Robertson.

**Financials:**

The financials for January were not available and will be e-mailed to the Board as soon as bank statements can be obtained and the accounts reconciled. Kathy Melton reported that the balance in the Investment Account was \$20,086.98 and the balance in the Operating Account was \$41,588.23 according to the accounting records at the end of January. The balance in the Park Account is \$8,704.87.

The transfer of \$6,000.00 from the Operating Account to the Money Market account was completed as approved at the last meeting.

Assessment payments have been coming in steadily. The Board reviewed the February 2011 Collection Status and Tracking Report. Homeowners who entered into a payment plan continue to make their monthly payments. A Rent Notice was sent to the tenant and owner to try to collect the past due assessments. So far, there has been no response from either the owner or the tenant.

**Minutes:**

The minutes from the January 4, 2011 Board meeting were approved as written. John Barnes signed the minutes.

**Old Business:**

The Board reviewed the violation tracker.

The Architectural Review Board reported that there were no new requests. Larry Gress will develop a spreadsheet to keep track of ARB requests and approvals.

Letters were sent to the two homeowners who border the easement providing access to Lake Three. One of the homeowners responded and challenged the Association's right to use the easement. Kathy will contact an attorney to get a clarification of the Covenants and Restrictions concerning this issue and will follow-up with the homeowner.

The proposal for lights at the front entrance was discussed. Answers were provided to the Board's questions but an additional question was raised as to what the current output of the lights is compared to the proposed new lighting. George offered that he had a light meter and would take a reading. The issue was tabled until the next meeting.

The January water bill was \$451.80. Management provided a use analysis from Clay County Utility Authority for the last twelve months. The usage is out of the ordinary and the Board requested an irrigation check be performed and considered the possibility of a leak.

New Business:

Chris Wright, who serves on the Host Committee, sent an e-mail to the Board saying that circumstances have changed and the members have not been able to be active in their roles. Chris is willing to help, but would like someone who has more time to take over leadership of the committee. She is still willing to post messages on the sign at the entrance.

The high cost of water has to be considered when making changes to the landscaping at the entrance. The Board discussed several alternatives, including ground cover instead of flowers and putting in bahia grass in place of St. Augustine grass. This topic will be discussed at the Annual Meeting in May. The Board agreed to hold the landscape funds until after the irrigation assessment.

The meeting was adjourned at 7:43 p.m.