

Harbor Island Board Meeting Minutes
Tuesday, January 4, 2011
RE/MAX Specialists Conference Room

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

Meeting called to order at 6:31 pm by President, George Robertson.

The first order of business was to officially appoint Damon Heemstra to the Board to fill the vacancy left by the resignation of Jerry Lewis. Damon has agreed to step into the role of Treasurer.

Financials:

The financials for December were e-mailed to the Board in advance of the meeting. Kathy Melton reported that the balance in the Investment Account was \$14,086.98 and the balance in the Operating Account was \$25,713.99 as of December 31, 2010. The balance in the Park Account is \$8,704.87.

The 2010 year-end numbers were reviewed. A motion was made by Larry Gress to move \$6,000.00 from the Operating Account to the Investment Account. John Barnes seconded the motion. None opposed.

To date, 112 residents have already paid their 2011 dues. The Board reviewed the January 2011 Collection Status and Tracking Report. A total of \$916.53 was collected in December from past due residents. The homeowners who entered into a payment plan have been making regular payments. The Board agreed to move forward on an owner based on a change in Florida Statutes that allows a homeowners association to collect rent from a tenant if the homeowner is in arrears.

Minutes:

The minutes from the October 5, 2010 Board meeting were approved as written. John certified and signed the minutes in James Davis' absence.

Old Business:

The Board reviewed the violation tracker. The next course of action concerning several repeat offenders was discussed. A car continues to park on the grassy area by the No Parking sign at the end of Harbor Island Dr. Management will contact the Clay County Sheriff's Office for their assistance. Another possibility would be to get the proper signage to post the area as a tow away zone.

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.

Todd Murphy met with a representative from Aquatic Systems to determine the best entry point for Lake Three. Management will send a letter to the two affected homeowners.

Clarification on the bids for the front entrance sign illumination was requested by the Board. The information will be e-mailed to the Board so that a decision can be made as soon as possible.

Todd reported that Nanaks has been purchased by a large national company, ValleyCrest Landscape Companies. The service to Harbor Island will not be affected. The proposal to redo the front entrance landscape was reviewed and signed. The project will begin sometime in March.

The front entrance has been mulched. A pallet to a pallet and a half of sod will be put in on the north side of the entrance at no charge once the weather warms up.

New Business:

The Board discussed the Yard of the Month program for 2011. Winners will be selected each month from April through September and will receive a \$50.00 Home Depot gift card. Kathy will purchase the gift cards and mail them to the winner each month.

The December water bill was discussed as it covered a 27 day period and was \$348.30. Todd said that watering the landscape at the front entrance is necessary, especially when new flowers/landscaping is put in. The Board reviewed the 2011 budget and requested that funds be moved from several accounts to the Water budget since rates in Clay County have increased. Larry made a motion that the budget be amended to move a total of \$1,675.00 to the Water line item. John seconded. None opposed.

Norbert Wann requested that a Board Directory be developed and sent to each Board member.

Opening the nature trail area up so that residents could utilize it more was discussed. A concern was raised that there is not enough room to allow cars to drive back there. Another concern involved any additional risk to the Association. Management will get pricing for a sign that states: Proceed at Your Own Risk. Florida Wildlife Present.

The meeting was adjourned at 8:00 p.m.

Signature

Date