

Harbor Island Board Meeting Minutes
Tuesday, July 5, 2011
RE/MAX Specialists Conference Room

Present: George Robertson, John Barnes, Norbert Wann, James Davis, Larry Gress, Todd Murphy (via conference call) and Kathy Melton representing The CAM Team at RE/MAX Specialists

Meeting called to order at 6:34 p.m. by President, George Robertson.

Financials:

The financials for June were e-mailed to the Board in advance of the meeting. Kathy reported that the balance in the Operating Account was \$40,187.60 at the end of June. The balance in the Investment Account was \$20,114.77. The balance in the Park Account was \$8,708.76.

Customer balances for less than \$10.00 were written off by Management and an updated list of balances was provided. The Board reviewed the Collection Tracker and requested that three homeowners be sent rent notices from the attorney directing the tenants to pay their rent to the Association. In addition, the Board requested that letters be sent to several owners as a final attempt to offer a payment plan in lieu of moving forward with the legal process.

Minutes:

The minutes from the June 7, 2011 Board meeting were approved as written. James Davis signed the minutes.

Old Business:

The violation tracker was discussed. Final notices were sent to a number of homeowners. The next step is to send the matter to the attorney if the violation is not addressed or corrected. The Board will review each case to determine whether it should be referred to the attorney. The Board approved sending a homeowner who received a final notice for continually leaving his trash cans in front of his garage to the attorney.

The Architectural Review Board reported that there were no outstanding ARB requests. Larry Gress is updating the ARB tracker regularly, but did not have a copy available at the meeting.

George, Norbert, and Kathy met with the president of Nite Lites, Trevor Rosendahl, to discuss the Board's concern with the new lights that were installed at the entrance. Trevor committed to replacing the current fixtures with the 26 watt fixtures at no additional cost to the Association. In addition, the fixtures will be raised six (6) inches to reduce the possibility that the flowers will interfere with the lighting.

John Barnes reported that he reviewed the park furniture catalogues and selected two tables, a grill, a trash can, and a bike rack for the park at a cost of \$2,690, plus delivery and taxes. Several trees, including two pine trees, need to be removed first. Todd Murphy received a bid from Bold

City Tree Service for \$1,600, which included removal of the trees and grinding of the stumps. Todd made a motion to accept the bid from Bold City to remove the trees. James seconded. None opposed. A suggestion was made to relocate the current benches and to look at items that can be added for children, such as a soccer goal. The addition of a horseshoe pit is also being considered.

A letter was sent to the homeowner who built a room addition without approval from the ARB Committee or a permit from Clay County. Management will forward any response to the Board.

The new landscaping has been installed at the front entrance and the Board was pleased with the results. An irrigation bill was received for the cost to adjust and redo parts of the irrigation system. Todd asked Management to delay payment until he has had a chance to review the bill to see if any adjustments can be made.

An e-mail was sent to Valley Crest to request the trimming of the pampas grass along the sidewalk on US 17. In the meantime, a letter was received from Clay County concerning this issue. The pampas grass has been trimmed.

Dean Franklin was contacted concerning the broken "H" on the north side entrance sign. The broken pieces could not be found and painting silver directly on the sign did not show up well enough. The word "Harbor" is one piece and needs to be replaced. Management will follow-up to get estimates.

New Business:

A section of sidewalk at Harbor Island and Portside Dr. had shifted and presented a trip hazard. The issue was reported to Clay County and the sidewalk was repaired.

George authorized a one-time service to mow, edge, and trim a property on Harbor Island Dr. after learning of the homeowner's special circumstances. The cost was \$55.00.

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

Signature

Date