

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

Present: George Robertson, John Barnes, Jerry Lewis, Larry Gress, 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 February were e-mailed to the Board in advance of the meeting. Kathy Melton reported that the balance in the Investment Account was \$14,063.24 and the balance in the Operating Account was \$41,006.93 as of February 26, 2010. The balance in the Park Account is \$1,051.25.

Approximately 83% of owners have paid their 2010 assessments. Past due statements were mailed to homeowners who have not paid.

The Board reviewed the March 2010 Collection Status and Tracking Report. A total of \$618.87 was collected in February. Management will be filing one notice of intent to lien. In addition, the Board discussed the two homeowners who have not responded to the notice of intent to foreclose lien. A Collection Policy was prepared by Management, reviewed by the Board, and signed by all Board members in attendance.

Management reviewed the year-end numbers and the Association ended last year \$442.75 under budget. Jerry Lewis requested that the profit and loss for the park account be included on the year-end report. The report will be provided to homeowners at the annual meeting. In addition, a message will be put on the front sign that the year-end report is available by contacting Management.

Minutes:

The minutes from the February 2, 2010 meeting were approved as written. John Barnes certified and signed the minutes in James Davis' absence.

Old Business:

The Board reviewed the violation tracker. A legal letter will be sent to the homeowner who has not cut their hedges in accordance with the Covenants and Restrictions. In addition, a Board member will visit the resident whose fence is not in compliance.

John asked Management to verify that work taking place at a residence has been approved by the Architectural Review Board. If there is not an approval, the Board requested that a letter and ARB approval request form be sent to the homeowner.

The gazebo has been removed from the park area. The cost was \$150.00 and was paid out of the park account.

An update was provided concerning the dog attacks in the neighborhood. Both dogs are still in the custody of Clay County Animal Control. The informal hearing was held and not enough evidence was presented by the owner to convince the Manager of Animal Control that the dogs should be returned to the owner. The owner has requested the matter be referred to the Courts for a final decision. The County's position is that the dogs are dangerous and that both dogs should be euthanized. Management will stay in touch with Animal Control and notify the Board when a court date is set.

New Business:

Management was notified that the individual who was charged with setting the fire in the park has a new court date on March 4, 2010. The defendant will be turning 19 soon and will be moved out of the youth offender program. For the \$150.00 per month restitution to continue, the matter must be put through the court system so that the judge can order it on the record. The only difference is that the monies will now come through the Clerk of Court's office.

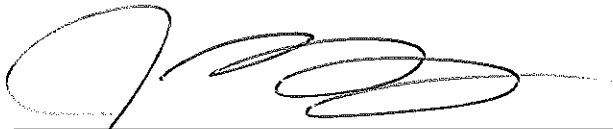
The "Yard of the Month" award was to begin in March. However, with the harsh winter, the Board decided to wait until April.

The Board acknowledged that this will be a tough Spring for lawns and that there will need to be some leniency with homeowners while they get their yards in shape. Todd Murphy will provide a fertilization schedule and information on zoysia grass that will be posted on the website.

Todd reported that the crepe myrtles at the entrance have been pruned. He advised the Board of recent changes in Florida that could affect the maintenance of the ponds.

A neighborhood clean-up day was discussed and a tentative date of Saturday, April 24<sup>th</sup>, from 9 – 12 was set.

The meeting was adjourned at 7:24 p.m.

  
\_\_\_\_\_  
Signature

15 APR 10  
Date