

**HABOR ISLAND OWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**MAY 3, 2011**  
**PATERSON ELEMENTARY SCHOOL CAFETERIA**

The meeting was called to order at 6:30 p.m. by President, George Robertson.

A quorum was not established, so the Board proceeded with an unofficial meeting for the residents who attended.

The Board members were introduced. In attendance from the Board of Directors were George Robertson, John Barnes, and Norbert Wann.

Proof of Notice was provided showing the notification of the Annual Meeting was sent out in accordance with statutory guidelines.

The 2010 Annual Meeting minutes are available on the community website.

The CAM Team Management Team was introduced: Kathy Melton, Carrie Ackerman, and Wendy Brozino.

**Comments from the President:**

The community is made up of 300 homes. Currently, over 90% of homeowners are current on their assessments. Several homeowners have signed payment plans and the Board is willing to work with homeowners in any way they can to help them bring their account current. The Board utilizes all of the tools provided in statutes to collect delinquent assessments. A recent change in the law allows the Association to collect rent from tenants to pay past due amounts, or they risk being evicted.

**Financial Report:**

The year-end numbers for 2010 were mailed out to homeowners in advance of the meeting. The Association is solvent and watches expenses very closely. The recommendation is to have 6 months of operating expenses in the bank, and the Association is very close to achieving this goal.

**Architectural Review Board (ARB) Report:**

Homeowners wishing to make exterior improvements to their resident must submit an Architectural Review Board Request form prior to making any changes.

**2010 Accomplishments:**

The individual responsible for the fire damage in the park aged out of the juvenile system. His parents offered a settlement to the Association. The Board countered and a settlement was reached. The Board is soliciting quotes for picnic tables and other items for the park.

The irrigation system at the entrance was tampered with, causing several large water bills. The landscape company checks the irrigation system every week. The Board is moving toward "Florida friendly" plants at the entrance which require less water.

Management continues to regularly drive through the neighborhood to ensure the Covenants and Restrictions are being followed. The Board requested that yard violations begin after May 1<sup>st</sup>. The Violation Tracker is reviewed at each Board meeting. Management is in the neighborhood a minimum of two to three times a month.

**2011 Goals:**

The lighting at the front entrance will be replaced and upgraded soon. Several companies were interviewed. LED lights will be installed, which provide more light while using less power.

Plans are being developed to improve the park with the monies received in the settlement.

Improvements continue to be made to the landscape at the entrance.

The Board will continue to make improvements to the park area as the restitution funds become available.

**Residents' Forum:**

Rick Morrot discussed the storage of boats in yards and behind fences. He also expressed concern about parking on the street.


A homeowner expressed concern about golf carts utilizing the roads in the neighborhood.

The website has been upgraded in efforts to keep residents informed.

As there was not a quorum, elections could not be held. The Board meets the first Tuesday of every month at the RE/MAX Specialists office on Park Avenue. It is an open meeting and residents are encouraged to attend and become involved.

The meeting was adjourned at 7:15 p.m.

  
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Signature

  
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Date