

Harbor Island Board Meeting Minutes
Tuesday, October 5, 2010
RE/MAX Specialists Conference Room

Present: George Robertson, John Barnes, Jerry Lewis, Norbert Wann, Todd Murphy, and Kathy Melton representing The CAM Team at RE/MAX Specialists

Meeting called to order at 6:47 pm by President, George Robertson.

Financials:

The financials for September were e-mailed to the Board in advance of the meeting. Kathy Melton reported that the balance in the Investment Account was \$14,079.88 and the balance in the Operating Account was \$22,477.61 as of September 30, 2010. The balance in the Park Account is \$8,702.77. A \$7,500.00 check was received as settlement from the family of the youth who was charged with starting the fire in the playground. The funds were deposited into the Park Account.

The Board reviewed the October 2010 Collection Status and Tracking Report. A total of \$1,276.68 was collected in September from past due residents. Two homeowners entered into payment plans. A check was received from the bank that foreclosed a home on Dockside Dr. The past due account was paid in full. The Board approved the recommended actions to file two liens and send five courtesy letters. A motion was made by Jerry Lewis that to clear four accounts with small balances. Todd Murphy seconded. The motion passed.

Jerry approved the financial report and reported that the Association is ahead for the first time ever and should end the year in the black. He reviewed several accounts that are under budget and made several recommendations. A motion was made by Jerry that the Park Account funds be used to clean up the park area, clear brush and bushes, repair the fence, and buy benches and tables from the source with the best product. Todd seconded. None opposed. A motion was made by Jerry that Todd develop a plan and itemized proposal for the entrance island and the sides of the entrance. John Barnes seconded. None opposed.

Jerry announced that he is resigning from the Board at the close of the meeting. He recently retired and feels that he cannot devote the time necessary to perform his duties because of travel and other commitments. George reluctantly accepted Jerry's resignation and thanked him for his service to the Association. Several potential replacements were discussed. John agreed to serve as interim treasurer.

Minutes:

The minutes from the June 1, 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. Several problem yards are to the legal stage. Todd and John will look at the properties and confirm whether they should be sent to the

attorney. A broken fence at the Clay County Utility Authority facility on Harbor Island Dr. was repaired after Management contacted them.

The Architectural Review Board reported that there were no new requests.

Access to Lake Three remains a problem. Todd offered to walk the pond with Aquatics to determine the best access point. He will then meet with the homeowners to work out the details. Todd requested a meeting with the pond maintenance company on a quarterly basis.

The "No Parking" sign for the end of Harbor Island Dr. will be installed by John and Todd.

The lights at the front entrance need to be replaced. One bid has been received. The Board requested two additional bids. A suggestion was made to raise the lights or purchase lights that have an adjustable post.

Kathy spoke to Asst. District Attorney Fran Moss who has been handling the dog bite case for Clay County. The case was settled out of court between the parties and the dogs have been relocated to Dixie County. The dogs have been classified as dangerous.


New Business:

The proposed 2011 Budget was discussed. No assessment increase is necessary. Todd requested that Management verify that the meters at the entrance are designated as landscape meters as sewer rates are increasing. A motion was made by Jerry to add trash pick-up to the pond contract at a cost of \$50.00 a month. Norbert seconded. None opposed. George made a motion to accept the proposed budget for the coming fiscal year. Jerry seconded. None opposed.

Todd reported that several areas of sod will be replaced at the front entrance next week. Yellow and orange marigolds will be going in for the Fall season.

The final Yard of the Month winner will be selected by the upcoming weekend. Management will purchase six Home Depot gift cards and mail them to all of this year's winners.

The meeting was adjourned at 8:15 p.m.



Signature

9 NOV 10

Date