

Harbor Island Board Meeting Minutes
Tuesday, April 3, 2012
RE/MAX Specialists Conference Room

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

Meeting called to order at 6:35 p.m. by President, George Robertson.

Financials:

The financials for March were e-mailed to the Board in advance of the meeting. Kathy Melton reported that the balance in the CAB Operating Account was \$40,510.71. The balance in the CAB Investment Account was \$23,394.44. The balance in the CAB Park Account was \$1,193.88.

The April 2012 Collection Status and Tracking Report was discussed. Courtesy letters were mailed to 28 homeowners. The homeowner who had been sent a letter by the attorney concerning foreclosure contacted Management and has entered into a payment plan. Another homeowner who was severely delinquent has entered into a payment plan, as well. The breakdown of the outstanding balances for severely delinquent homeowners was provided to the Board. A one-time waiver of late fees and legal charges was being considered, however the Board was concerned about setting a precedent. James Davis made a motion that the fees not be waived. Damon Heemstra seconded. None opposed and the motion carried. The requested actions to file one (1) intent to lien and four (4) liens were approved.

Minutes:

The minutes from the March 6, 2012 Board meeting were approved as written. James Davis signed the minutes.

Old Business:

The violation tracker was e-mailed to the Board in advance of the meeting. Todd Murphy rode the neighborhood with Management to address lawn conditions. Todd has offered to meet with homeowners to provide guidance on improving their lawns. Management will follow up on the two lawns on Harbor Island Dr. who received notice to improve their lawn or the matter would be turned over to the attorney.

The Architectural Review Board reported that one request to replace windows was received and approved. An updated tracker was provided.

The barbecue grill has been installed, along with the grill pit frame that has been backfilled with sand. In addition, the horseshoe pit frames are installed and have been backfilled with sand.

The Florida Department of Transportation was notified about the dead branches in the trees along US 17 by the park. A contractor was notified and the work has been completed.

New Business:

Park Improvements:

- Two (2) benches have been received.
- Additional park equipment (a climbing ladder, parallel bars, swing set, and balance beam) has been received and will be installed on Wednesday.
- New key locks have been installed on the soccer goal, trash cans, and right side of the gate going to the pond. Keys have been provided to each Board member, Management, and ValleyCrest.
- Fire ants have been noted in the park. ValleyCrest was notified and they will treat the mounds. Treatment is included as part of the landscape contract.
- A tree with a rotten trunk was identified in the park by the picnic tables. Todd will take a look and provide a bid to remove it.
- Management will request a bid to put a border around the swing set that will be backfilled with sand. The border should be 16 feet from the center front and 3 feet on the sides. James offered that he may have a product that can be used as the border.
- James provided sample wording for signs in the park.
- John Barnes will obtain pricing for a spring animal to place in the park.

A homeowner e-mailed a suggestion to hold the Annual Meeting in the park, however it was not possible to do this year due to scheduling conflicts. The Annual Meeting will be scheduled for May 1st at Paterson Elementary School.

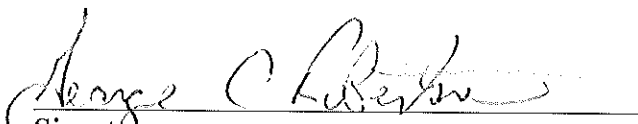
A neighborhood garage sale is scheduled for Saturday, May 12th from 8:00 a.m. to noon.

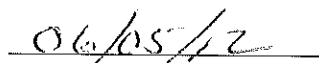
The neighborhood picnic/park grand opening is scheduled for Sunday, May 13th at 1:00 p.m. Hamburgers and hot dogs will be provided. A flyer will be sent to all homeowners in the Annual Meeting mailing.

A homeowner contacted Larry to suggest that a community yard sale should be held.

Todd will select the Yard of the Month winner for April.

All business being completed, the meeting was adjourned at 7:42 p.m.


Signature


Date