

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

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

Meeting called to order at 6:36 p.m. by President, George Robertson.

Financials:

The financials for June were e-mailed to the Board in advance of the meeting. The balance in the Operating Account was \$25,999.80. The balance in the Investment Account was \$23,421.15. A balance of \$176.73 remains in the Park Account. The account will be closed this month and the funds will be transferred to the Operating Account.

Damon Heemstra reported that there were no major changes in the spreadsheet detailing expenditures by budget category. Landscape Enhancement and Park Improvement accounts are over budget due to the changes made to the park.

The July 2012 Collection Status and Tracking Report was discussed. One homeowner responded to a courtesy notice that was sent concerning their payment plan and the payments are now current. Two other homeowners have not responded. A motion was made by James and seconded by Damon to move forward with the requested actions to file one (1) lien and three (3) intents to foreclose lien. The approval from the previous meeting to move forward with an Association foreclosure against one homeowner was put on hold pending a request to have the attorney check the court records. The property is abandoned and has been for over a year, according to neighbors.

Minutes:

The minutes from the June 5, 2012 Board meeting were approved as written. James Davis signed the minutes.

Old Business:

The updated violation tracker was e-mailed to the Board prior to the meeting. Forced cuts were approved by the Board for two properties and the charges will be posted to the homeowner's account. A property on Harbor Island Dr. repeatedly has items in the driveway and on the property. If there is no improvement in the next two weeks, the matter will be referred to the attorney. Concern was raised about a homeowner running a car repair business out of their home. Information will be forwarded to the attorney for action.

The updated ARB tracker was e-mailed to the Board in advance of the meeting. The Architectural Review Board reported that one request to install a white vinyl fence has been received. The Covenants and Restrictions specify that fences will have the appearance of natural wood. After discussion, the ARB request for the white vinyl fence was denied. A wood-look vinyl fence would be approved by the Committee.

The dead tree by the picnic tables has not been removed. Management will contact the landscape crew for an update.

New flowers have been installed at the entrance. The Board would like to purchase and install a boulder in the center median at the entrance. Management will contact Todd Murphy to request a quote for a coquina boulder.

New Business: ..

A homeowner suggested adding a flagpole at the entrance of the subdivision. While the Board agrees a flagpole at the entrance would be a nice, patriotic addition, concern was raised as to the proper maintenance and lighting of the flag and pole. A motion was made by James to decline the suggestion to install a flagpole. Damon seconded. None opposed and the motion carried.

A bid was received from Valley Crest to install rain/freeze sensors on the irrigation system at the entrance. The cost per sensor is \$165.00. A motion was made by Norbert to approve the bid. James seconded. None opposed and the motion carried.

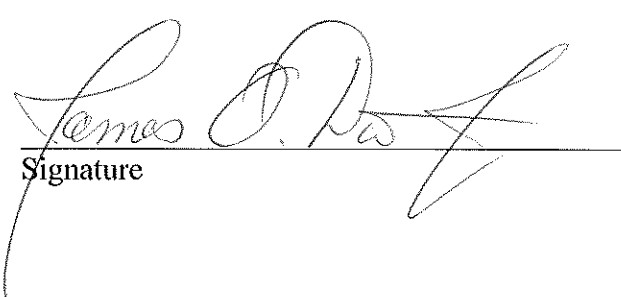
George will select the Yard of the Month winner for July. The previous winners are:

April – 1755 Dockside Dr.

May – 1387 Keel Ct.

June – 1333 Portside Dr.

All business being completed, the meeting was adjourned at 7:21 p.m.


Signature


Date