

Harbor Island Board Meeting Minutes  
Tuesday, June 7, 2011  
RE/MAX Specialists Conference Room

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

Meeting called to order at 6:34 p.m. by President, George Robertson.

The Annual Meeting was held on May 3, 2011. A quorum of members was not present. Three Board members were in attendance. A request was made that Board members either e-mail or call Kathy Melton in advance if they cannot attend a meeting.

**Financials:**

The financials for May were e-mailed to the Board in advance of the meeting. Kathy reported that the balance in the Operating Account was \$40,982.92 at the end of May. The balance in the Investment Account was \$20,109.81. The balance in the Park Account was \$8,708.32.

Courtesy letters will be sent in June to homeowners who have not paid their 2011 assessments. The Board reviewed the June 2011 Collection Status and Tracking Report. One homeowner, who was on a payment plan, paid the remaining balance in full. Another homeowner signed a payment plan and has made the first payment. The Board requested the write-off of any customer balance less than \$10.00.

**Minutes:**

The minutes from the April 15, 2011 Board meeting were approved as written. James Davis signed the minutes.

**Old Business:**

The Board reviewed the violation tracker. Quite a few letters have been sent to homeowners concerning lawn issues, with many already having received a second notice. After final notices are sent, a list will be provided to the Board to vote on whether to proceed with further action.

The Architectural Review Board reported that one request to change exterior paint colors has been approved. There were no other outstanding requests.

The homeowner who received a letter from the attorney concerning access to Lake 3 through the drainage easement adjacent to his house responded and expressed concerns about an addition to his neighbor's house that extends five feet into the easement. In addition, he informed the Board that the addition has a window air conditioner. An approved ARB form was not found in the homeowner's file. A letter will be sent to the homeowner to address these issues and to request a copy of any permits and/or an approved ARB form.

The new lights illuminating the entrance signs have been installed. Several Board members expressed that they did not see much of an improvement over the old lighting. Norbert Wann requested that a meeting be set up with the representative from Nite Lites to address the Board's concerns.

The Board would like to get the tables and benches ordered for the park. John Barnes and Todd Murphy will work on a proposal and placement of the items to present at the next Board meeting. The recommendation was made to remove four pine trees in the park to allow for more open space. Todd suggested several vendors and volunteered to get quotes.

At the meeting in April, the Board approved moving forward with the landscape upgrades to the center island. Todd said that the money would be better spent on upgrading the sides. A motion was made by John to upgrade the landscaping on the two sides. James seconded. The motion carried, with Norbert Wann being opposed. A suggestion was made to redo the island but not put in the palm trees, as per the original proposal. A motion was made by Norbert to leave the holly trees in the center island and make the other changes. Damon Heemstra seconded. None opposed. The total cost of the upgrades will be \$4,364.00, with the funds coming from the Landscape Enhancements account. The flower bed areas are being expanded, requiring an addendum to the landscape contract for future replacement of the additional flowers.

New Business:

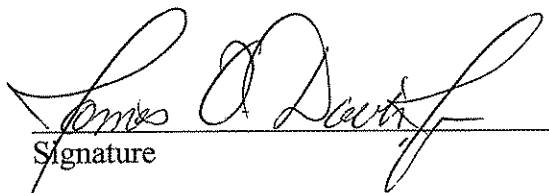
Todd reported that the summer mulching will be done at the entrance, and that four to five pallets of new sod will be put in at no cost to the Association. A sprinkler head will be added on the corner to ensure adequate irrigation coverage.

The landscapers have not been trimming the pampas grass. In addition, the contract calls for a hard edge along the sidewalk on US 17 on the berm side and a chemical edge on the street side. An e-mail will be sent to Valley Crest to address these issues.

The "H" is broken on the north side entrance sign. Dean Franklin, the contractor who painted the sign, will be contacted to make the repair.

Concern was expressed about the use of golf carts on the streets in the neighborhood. Residents are encouraged to call the non-emergency number for the Sheriff's office to report any incidents.

The meeting was adjourned at 8:19 p.m.

  
\_\_\_\_\_  
Signature

7-5-11  
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Date

Entrance to Harbor Island  
Meeting with Nite Lites  
June 23, 2011

The scheduled 10:00 a.m. meeting with Paul Davidson of Nite Lites was cancelled and was replaced by a later meeting with Trevor Rosendahl, President of Nite Lites.

Present for the Harbor Island Board was George Robertson and Norbert Wann. Kathy Melton was present representing RE/MAX Specialists.

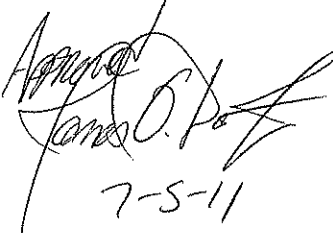
It was explained to Trevor that the 15 Watt LED lamp currently installed provided no higher level of illumination on the sign face than what we had. Also, the location of the lamps were not high enough to beam over the plants in front of the sign. After detailed discussion, Trevor suggested he replace the 15 watt lamps with an upgrade lamp of 25 watt size. The lamps would be located at the existing locations but have the base raised about six inches before mounting the new lamp. Additionally, Harbor Island should arrange for low level ground cover planting in front of the sign.

Kathy inquired about the cost and Trevor volunteered the upgrade at no additional cost to Harbor Island. The work may be done within a week.

After looking around the entry area, Trevor suggested some accent lighting around the landscape plantings and trees. He will prepare a proposal of such lighting for Harbor Island's consideration.

The meeting met at 11:30 a.m. and closed at 11:50 a.m.

Norbert Wann



7-5-11