

Harbor Island Board Meeting Minutes
Tuesday, June 5, 2012
RE/MAX Specialists Conference Room

Present: George Robertson, Damon Heemstra, Norbert Wann, Todd Murphy, Larry Gress, and Kathy Melton representing The CAM Team at RE/MAX Specialists. Also in attendance was Patricia Burchfield, homeowner.

Meeting called to order at 6:32 p.m. by President, George Robertson.

Financials:

The financials for May were e-mailed to the Board in advance of the meeting. The balance in the Operating Account was \$28,198.23. The balance in the Investment Account was \$23,418.26. A balance of \$176.71 remains in the Park Account. This account will be closed and the funds will be transferred to the Operating Account.

Damon Heemstra presented a spreadsheet detailing expenditures by budget category. Several accounts were identified as being over budget at this time of the year, including Host Committee, Office Supplies/Postage, Contingency Fund, Electric, and Park Improvement. Park improvements have been completed, so there should not be any additional expenditures this year. Clay Electric changed accounting systems and the billing has been confusing. The account will be watched closely.

The June 2012 Collection Status and Tracking Report was discussed. Reminder statements were mailed to homeowners who have not paid 2012 assessments. A motion was made by Todd Murphy and seconded by Damon to move forward with the requested actions to file nine (9) liens and to renew one (1) lien and file an intent to foreclose lien. None opposed and the motion carried. A motion was made by Damon to initiate a foreclosure action against a homeowner. Larry Gress seconded. The motion passed pending personal contact with the homeowner by George. Courtesy notices will be sent to three (3) homeowners who did not make their scheduled payment plan payment in May.

Minutes:

The minutes from the April 3, 2012 Board meeting and May 1, 2012 Annual Meeting were approved as written. George Robertson signed the minutes in James Davis' absence.

Old Business:

The updated violation tracker is e-mailed to the Board after each drive-through. Lawns continue to be a challenge. Two lawns on Harbor Island Dr. have been replaced after the owners received a letter saying the matter would be turned over to an attorney. The Board requested a final notice be sent to a homeowner concerning their boat. Todd requested to go on the next violation drive-through.

The Architectural Review Board reported that one request to paint was received and was approved. The updated tracker was e-mailed to the Board in advance of the meeting. The type

of fencing allowed by the Covenants and Restrictions was discussed. The attorney was contacted by Management and the Architectural Review Board has the power to approve different types of fencing. The Rules and Regulations would need to specify allowable fencing, and the meeting to discuss these matters should be noticed to homeowners fourteen (14) days in advance. Wood-look vinyl fencing has been suggested as an alternative to wood fencing.

A dead tree by the picnic tables needs to be removed. The landscape crew will take it out within the month.

The park opening picnic was well-received and many positive comments were shared concerning the improvements made to the park.

New Business:

A vehicle drove through the front of the center island and damaged the flowers. The next rotation of flowers is due to be planted in early July. The remaining flowers will be removed and the area will be mulched. Mulch will be installed per the landscape contract in all of the beds at the entrance.

Damage to the same area of the center island has happened two or three times over the years. The Board approved the purchase of a 3-4 foot coquina boulder to be added as part of the landscaping and to hopefully prevent any future damage.

The rear row of flowers in front of the entrance sign has grown taller than expected and blocks the view of the sign. Extra care will be given to the types of flowers planted.

Suggestions were made to generate funds for future park improvements, including selling t-shirts/coffee cups/can cozies with the Harbor Island logo, holding a bake sale, passing the hat at the Annual Meeting, and selling sports cups.

The area around the swing set needs to be mulched. Todd will contact James to see if he can still donate 100 linear feet of edging. The idea was raised at the Annual Meeting to put in a basketball court. The cost to install a half court could be approximately \$5,000 to \$7,000. Todd recently played on a composite basketball court and will try to get pricing.

Quarterly inspections of the park equipment to check and tighten the bolts/nuts are needed. The Board members volunteered to complete the inspections as follows:

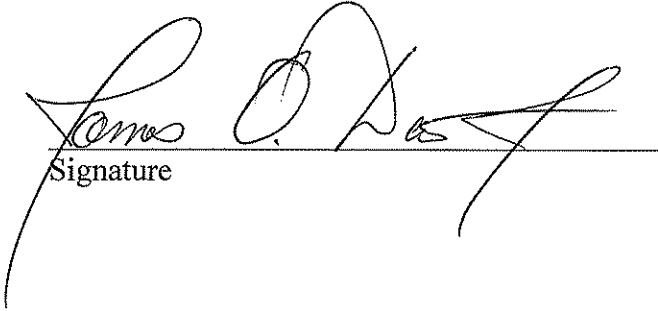
July 2012	Larry Gress
October 2012	Todd Murphy
January 2013	Damon Heemstra
April 2013	John Barnes
July 2013	George Robertson

Damon will select the Yard of the Month winner for June.

Larry reported that the yard sale held in May was successful. The sign that was purchased is reusable.

Patricia Burchfield thanked the Board for their efforts in the park and feels that the neighborhood is coming alive as a result. She shared that homeowners need to be cautious at the entrance as she witnessed an accident where a motorist hit a child on a bicycle.

All business being completed, the meeting was adjourned at 7:56 p.m.

A handwritten signature in black ink, appearing to read "Lemo O. H. S.", written over a horizontal line. The signature is stylized and cursive.

Signature

7-3-12
Date