

Harbor Island Board Meeting Minutes
Tuesday, March 6, 2012
RE/MAX Specialists Conference Room

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

Meeting called to order at 6:30 p.m. by President, George Robertson.

Financials:

The financials for February were e-mailed to the Board in advance of the meeting. Kathy Melton reported that the balance in the Compass Operating Account was \$25,978.80 at the end of February. The balance in the CAB Operating Account was \$18,411.50. The balance in the Compass Bank Investment Account was \$23,381.37. The balance in the Compass Bank Park Account was \$3,167.61. The Compass Bank accounts have been closed.

The March 2012 Collection Status and Tracking Report was discussed. Thirty-four (34) homeowners owe just the current year's assessments. Sixteen (16) homeowners owe at least two or more years of assessments. Collections are ahead of the same time period last year. The legal actions approved by the Board at the February meeting are being processed by the attorney. A letter was sent from the attorney on February 15th to a homeowner concerning the Association's intent to move forward with foreclosure if a payment arrangement is not agreed upon. The Board discussed ways to motivate homeowners who are severely delinquent in paying their assessments to bring their accounts current. The discussion was tabled until the next meeting so that Management can provide a breakdown of the outstanding balances. Courtesy letters will be sent to homeowners who have not paid their 2012 assessments.

Minutes:

The minutes from the February 7, 2012 Board meeting were approved as written. James Davis signed the minutes.

Old Business:

The violation tracker was discussed. Both homeowners who received a certified letter concerning the condition of their lawn responded to Management. The lawns will be taken care of by the end of March or early April. Condition of lawns will be addressed during violation drive-throughs starting after the change in daylight savings time. Lawns will be a challenge in the neighborhood this spring.

The Architectural Review Board reported that there were no new requests. Larry Gress e-mailed the updated ARB tracker to the Board prior to the meeting.

A completion date to move the existing park benches was requested. Todd Murphy offered to take care of moving the benches when his crew is out to bottom prune the trees in the park and to

remove the remaining palmettos. Todd will e-mail the proposal for the tree work (\$1,000) to Management for a signature so he can schedule the work. After further discussion, a motion was made by Todd to purchase two new benches for the park that match the picnic tables. Larry seconded. None opposed. The existing park benches will be removed at no charge to the Association.

New Business:

Park Improvements:

- The barbecue grill has been installed. The grill pit and horseshoe pit have been formed and are ready for ValleyCrest to remove four inches of topsoil and backfill with sand. The picnic tables have been installed. The trash can has been installed in the park and will need to be added to ValleyCrest's work list to empty on each visit.
- George constructed a soccer goal frame and ordered a net that will be in later this week. He requested help to anchor the goal and install the net.
- A quote was requested from Specialty Fence to move the aluminum fence at the entrance to the park closer to the street. AT&T is asking that the Board reconsider moving the fence. After discussion, the Board tabled the issue for future consideration.
- Cigarette butts have been noted on the ground around the picnic tables. After discussion, the Board opted not to purchase cigarette butt containers at this time.
- George has a metal frame that could be used as a bike rack or runner's stretching beam that he is willing to donate for use in the park. The other Board members said they would like to have it and thanked George for all of his efforts in completing the park project.
- John Barnes is working on pricing for a swing set and exercise equipment for the park and will forward to the Board as soon as possible.
- Signage for the park was discussed, including the need for a sign warning of open water (pond) and one that the grill may be hot. James will work on these signs, in addition to updating the rules on the sign at the front entrance to the park.
- The Board decided against installing a light at the back of the park as the park is closed after dusk.
- The park opening party is being planned for mid-April.

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

The Board approved the rental of the bulletin board at the front for homeowner messages. A nominal fee will be charged and will be split between Chris Wright and the park fund.

Yard of the Month awards will be given from April through September. Selections will be made the first week of the month and Board members will take turns selecting the winner according to the following schedule:

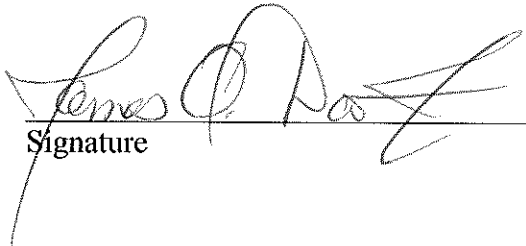
April – Todd Murphy
May – John Barnes
June – Larry Gress

July – George Robertson
August – Damon Heemstra
September – James Davis

Yard of the Month winners will receive a \$50 gift card to Home Depot.

Tree limbs are blocking the view of a yield sign in the neighborhood. Management will send a letter to the homeowner. Also, Management will contact the Florida DOT to request that the dead branches be trimmed out of the trees along US 17 by the park.

The meeting was adjourned at 7:44 p.m.


Signature


Date