

HABOR ISLAND OWNERS ASSOCIATION, INC.
ANNUAL MEETING
MAY 1, 2012
PATERSON ELEMENTARY SCHOOL CAFETERIA

The meeting was called to order at 6:30 p.m. by President, George Robertson.

A quorum was not established, so the Board proceeded with an unofficial meeting for the residents who attended.

The Board members were introduced. In attendance from the Board of Directors were George Robertson, John Barnes, Damon Heemstra, Todd Murphy, Norbert Wann, and Larry Gress.

Proof of Notice was provided showing the notification of the Annual Meeting was sent out in accordance with statutory guidelines.

The 2011 Annual Meeting minutes were approved and are posted on the website.

The CAM Team Management Team was introduced: Kathy Melton and Wendy Brozino.

Comments from the President:

George Robertson shared with those in attendance that Harbor Island is a great place to live and that the Association is financially solvent. The Board is made up of volunteers as an election has not been held in quite some time due to the lack of a quorum at the Annual Meeting. The Board meets on the first Tuesday of each month and homeowners are encouraged to get involved. Anyone interested in joining the Board is asked to attend the June meeting.

Financial Report:

The year-end numbers for 2011 were mailed out to homeowners in advance of the meeting. Damon Heemstra reported that the Association came out a little ahead at the end of 2011. A number of improvements were completed at the entrance, and the focus in 2012 has been improvements to the playground. No increase in dues is foreseen at this time and the Association is in great financial shape.

Architectural Review Board (ARB) Report:

Homeowners wishing to make exterior improvements to their residence must submit an Architectural Review Board Request form prior to making any changes. If the paint color is not being changed, there is no need to submit a form.

2011 Accomplishments:

The lighting at the entrance was replaced with brighter LED lights which use less electricity. The fixtures were also elevated to provide more light on the signs.

The front entrance landscaping was improved and the flowers are changed out regularly as part of the landscape maintenance contract.

Trees were removed from the park and underbrush was cleared to provide a larger play area for children. The park hours are posted at the park and the Clay County Sheriff's Office should be notified if people are in the park after hours.

Access was secured for Pond #3 (at Harbor Island and Dockside) to allow Aquatic Systems to better maintain the pond.

2012 Goals and Accomplishments:

Collections from past due residents remain a priority. The Board is responsible to ensure that everyone pays and utilizes all the tools available, including legal action. Payment plans are available.

Lettering was replaced and the background was painted on both entrance signs. The letters come with a lifetime warranty.

An eight (8) foot black chain link fence was replaced along US 17 at the park area to discourage people climbing in the park.

Improvements to the park area include:

- Two new picnic tables (anchored in concrete)
- Grill for resident use
- Additional trashcan
- Benches moved and an additional bench purchased
- Swing set with three seats and a toddler swing. A soft sand or playground mulch base will be added in the near future.
- Soccer goal
- Horizontal ladder
- Parallel bars
- Chin up bar
- Balance beam
- Horse shoe pit (residents will need to bring iron stakes)
- Additional signage will be added in the near future

The goal is to offer items for all ages in the park. A homeowner suggested the addition of a basketball court. Please contact Kathy at The CAM Team with any other suggestions. Several items are being considered for younger children, including a slide and springy animal. The original restitution dollars have been spent, so any future changes in the park will need to be budgeted. Additional insurance has been added to cover the park improvements.

The Board recognized George Robertson for his hard work in overseeing the park project.

The Bulletin Board at the entrance is available for homeowner messages at a nominal fee - \$5.00/week. Half of the funds will go to the park fund and the other half will go to the person who maintains the sign, Chris Wright.

Upcoming Events:

A community garage sale will be held on Saturday, May 12th from 8am to noon. Advertising has been placed on Craig's List and a banner has been purchased for the entrance.

The grand opening event for the park will be held on Sunday, May 13th starting at 1:00pm. Hamburgers/hot dogs/chips will be provided by the Association.

Residents' Forum:

Inman Sullivan notified the Board that the landscape crew needs to be more careful as they damaged his fence. Management should always be contacted if there are any issues such as this and the homeowner will be taken care of.

Rick Morrot suggested that additional types of fencing be allowed, such as wood-colored vinyl.

Concern was expressed about abandoned homes and yards that are in distress. The Board utilizes "forced cuts" to take care of the yards of abandoned properties and the fee is added to the homeowner's account. Todd Murphy has offered to evaluate homeowner's lawns at no charge to discuss what needs to be done to make the lawn healthy. Contact The CAM Team if you are interested.

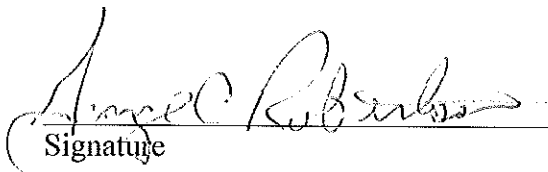
Sidewalks in the neighborhood are maintained by Clay County. If you note any problems, please call The CAM Team.

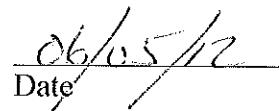
If you notice a street light that is not working, please call The CAM Team with the pole number and address of the pole, or contact Clay Electric.

Yard of the Month is awarded monthly from April to September. Winners receive a \$50.00 Home Depot gift card.

As there was not a quorum, elections could not be held.

The meeting was adjourned at 7:42 p.m.


Signature


Date