

Harbor Island Board Meeting Minutes
Tuesday, April 9, 2013
RE/MAX Specialists Conference Room

Present: George Robertson, Damon Heemstra, Norbert Wann, Larry Gress, Todd Murphy, and Kathy Melton representing The CAM Team. Also in attendance: Patricia Burchfield, Host Committee.

Meeting called to order at 6:40 p.m. by President, George Robertson.

Financials:

The financials for March were emailed to the Board in advance of the meeting. The balance in the Operating Account at the end of March was \$46,992.56. The balance in the Investment Account was \$23,447.55. Reminder statements have been mailed out three times this year. A courtesy letter was mailed to homeowners who have not paid their 2013 assessments giving them until April 19th to pay their account or the Association may move forward with legal action. The Board approved sending Notices of Intent to Lien after the Annual Meeting for homeowners who have not paid their 2013 Assessments. A notice will be included with the Annual Meeting mailing stating that homeowners can bring their check or money order to the meeting to pay their assessments. A motion was made by Damon to write off \$8.43 of interest on a homeowner's account. Todd seconded. None opposed.

The April 2013 Collection Status and Tracking Report was discussed in detail. The Board approved filing one (1) intent to foreclose lien. Collections for 2013 are going well. The Association has collected \$57,563.92 in 2013, compared to \$51,661.77 for the same time period in 2012.

Damon Heemstra provided a spreadsheet detailing expenditures by budget category to Board members. The Association is one quarter of the way through the year, however only 15.4% of the budgeted expenditures have been spent so far. No budget category is over budget. Water and electricity are under budget. The Association is in great financial shape.

Minutes:

The minutes from the March 12, 2013 Board meeting were approved as written. George Robertson signed the minutes.

Old Business:

The updated violation tracker was emailed to the Board prior to the meeting. Todd Murphy will ride the neighborhood with the compliance inspector next week. The drive-through will focus on weeds, lawns, and fences.

An updated ARB Tracker was provided to the Board. Two recent requests were approved: an application for a new roof and one for new siding. The room addition currently being constructed on Hammock Bay Court was approved in August of 2012. The new online system for Architectural Review requests is now available. Management will provide sign-in

information for the committee members and provide information on how to use the system. A test ARB request will be added.

James Davis was not available to provide an update on acquiring the PVC pipe to repair the soccer goal. Todd offered to arrange for the purchase of the PVC pipe and have it delivered to George's house. George will email the exact specifications to Todd on Wednesday so that the materials can be priced.

The missing "T" on the north Harbor Island sign has been replaced. The labor cost to replace the letter was \$48.15. There was no charge for the letter as it is under warranty.

Two options were presented to replace the damaged tree in the island at the entrance: a queen palm tree (\$450.00) and a patio ligustrum tree (\$450.00). The patio ligustrum tree would blend best with the current landscaping, and Todd offered to add shade tolerant bushes under the tree at no charge to the Association. Larry made a motion to remove the damaged holly tree and install the patio ligustrum tree. Damon seconded. None opposed.

The Board noted that the new flowers installed at the entrance look nice and gave their compliments to ValleyCrest.

New Business:

The Annual Meeting will be held on Tuesday, May 14th. The Paterson Elementary School Cafeteria has been reserved. Notice of the meeting will go out to homeowners at least fourteen days prior to the meeting. The Board discussed each Board member's responsibility the night of the meeting. Kathy Melton will give a "state of the subdivision" report at the meeting.

The trash can in the park has sustained damage. The rock façade is broken on several sides. The repair is a warranty item and Management is working with the vendor to get this matter taken care of.

The website has been updated and has a new look. www.harborislandhoa.com

The first Yard of the Month will be selected by Todd Murphy in April. A yard that is "most improved" can be selected as a winner. The list of 2012 winners will be emailed to the Board.

An award will be given for the Best Decorations in December. Judging will take place on Sunday, December 15th. The winner will receive a \$50 Home Depot card. A sign will need to be ordered to place in the winning resident's yard.

The spring Neighborhood Garage Sale will be held on Saturday, May 18th. Information will be posted on the website and a sign will be put up at the entrance.

Patricia Burchfield shared that she is working on the welcome packet to give new homeowners. Logo Xpress will be contacted for pricing on bags and coozies.

All business being completed, the meeting was adjourned at 8:05 p.m. The Annual Meeting is scheduled for May 14th. The next regular Board meeting will be held on June 11th.

Acary C Roberts
Signature

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Date