

Harbor Island Board Meeting Minutes
Tuesday, August 13, 2013
RE/MAX Specialists Conference Room

Present: George Robertson, John Barnes, Damon Heemstra, Norbert Wann, Larry Gress, Todd Murphy, and Kathy Melton representing The CAM Team.

Homeowners Present: Frederick & Dawn Cline, Roger McClure, Patricia Burchfield, and Bob & Linda Parker.

Meeting called to order at 6:31 p.m. by President, George Robertson.

Financials:

The financials for July were emailed to the Board in advance of the meeting. The balance in the Operating Account at the end of July was \$34,058.67. The balance in the Investment Account was \$23,459.31.

Collections efforts have been very successful in 2013. An Association foreclosure is progressing and the Motion for Summary Judgment has been filed with the court.

The August 2013 Collection Status and Tracking Report was discussed in detail. There were no requested actions to approve.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is 58% of the way through the year, but has only spent 45% of the budgeted amounts. All budget expense categories are at or below expected expenditures. The Association is at 99% of the budgeted goal for Assessment collections.

Minutes:

The minutes from the July 9, 2013 Board meeting were approved as written. George Robertson signed the minutes.

Old Business:

The updated violation tracker was provided to the Board. A number of final notices have been sent for lawn condition, and for trashcans being stored in view of the street. A letter from the attorney is the next step. The Board approved sending five (5) homeowners to the attorney for continuing violations of the Covenants and Restrictions. The violation process was reviewed for the homeowners in attendance.

No new ARB requests have been received.

New Business:

One seat remains open for the Board of Directions. Management reached out to a potential candidate to fill the position; however he has a scheduling conflict with classes he is currently

taking. Another candidate expressed interest but feels he needs time to get situated in his new job after recently relocating to the area.

Roger McClure explained the website he has started: harborislandflemingisland.nextdoor.com. He hand delivered flyers to the homes in the neighborhood and currently there are forty-four (44) members. The site is a social network where neighbors can communicate with each other, offer items/services for sale, receive information in emergencies, etc. Larry Gress, John Barnes, and Todd Murphy volunteered to sign up for the website to check it out and will report back to the Board at the next meeting.

Frederick Cline asked the Board to consider a gate at the front entrance in order to enhance property values and increase security in the neighborhood. The Board shared that installing a gate would be an expensive undertaking, and one that could require the Association to become responsible for the streets and drainage system. Management will contact Clay County to get more information about the possibility of gating the entrance.

The Board discussed hosting a neighborhood picnic in the fall. A tentative date of October 12th was selected. A suggestion was made to utilize golf carts to transport residents to the park.

A number of flags have been noted along Harbor Island Drive. AT&T is upgrading its network in the neighborhood.

A quote was received from Specialty Fence to gate the entrance to the park. Two 4-foot gates to match what is currently installed in the park would cost \$750.00. The Board tabled the matter for future discussion. Todd Murphy offered to contact Duval Fence for a second quote.

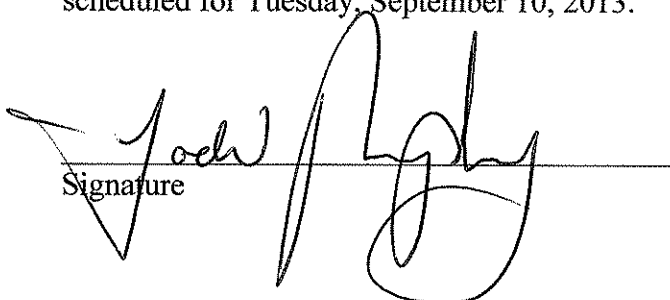
The flowers on the center island at the entrance will be changed out.

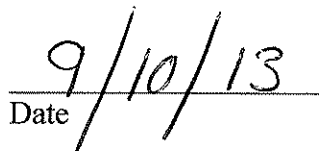
Norbert Wann suggested that the signs on the right as you enter the neighborhood need to be straightened and the bases secured in concrete. In addition, the "no soliciting" sign needs to be replaced. Management will request a quote for a new sign.

The Board would like to add a spring animal to the park for the younger children. John offered to get pricing for several different options.

George thanked the Board for all they have done this year.

All business being completed, the meeting was adjourned at 8:12 p.m. The next meeting is scheduled for Tuesday, September 10, 2013.


Signature


Date