

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

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

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

Financials:

The financials for June were emailed to the Board in advance of the meeting. The balance in the Operating Account at the end of June was \$37,962.08. The balance in the Investment Account was \$23,456.32.

Six (6) Notices of Intent to Lien were sent to homeowners in June who had not paid their 2013 Assessments. Three homeowners have made payment in full, one homeowner has paid the majority of the past due amount, and one other homeowner signed a payment plan and will be paid in full by September. The Board approved filing a lien against the one homeowner who has not responded after the 45 day period required by Statute. The amounts collected in 2013 exceed those for the same period in 2012.

The July 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 11.6% below its budgeted expenses through six months of the year. The only area of concern is in Landscape Enhancement where \$1,150.00 was spent in June, representing 60% of the annual budget for this category. The expenses were for trimming two oak trees at the entrance and installing a palm and ligustrum tree in the center island. The Association is at 99% of the budgeted goal for Assessment collections.

Minutes:

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

Old Business:

The updated violation tracker was provided to the Board. Lawns continue to be the focus of the compliance inspections.

An updated ARB Tracker was provided to the Board. One recent request to install pavers and a pool has been approved. The new online approval system is working well. George has requested access to the new system.

New Business:

James Davis resigned his Board position effective June 19, 2013. The Board discussed filling the vacancy and possible candidates for the position.

A vote was held to determine officers for 2013-2014.

George Robertson	President
John Barnes	Vice-President
Damon Heemstra	Treasurer
Todd Murphy	Secretary
Larry Gress	ARB Committee Member
Norbert Wann	ARB Committee Member

A letter was received from concerned homeowners about tenants occupying a residence on Starboard Court. The tenants play loud music at all hours of the day and night, and the police have been called. In addition, the tenants park their cars on the street instead of using the driveway and have parked in front of a fire hydrant. The homeowners requested that the Association forward these concerns to the owners of the property. The Board authorized Management to draft a letter, and also requested a note be sent to the concerned homeowners to let them know their letter will be forwarded.

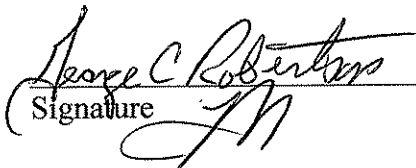
Larry Gress will be purchasing new letters for the bulletin board and will submit a receipt to Management for reimbursement. The Board thanked Larry for taking care of the front message board.

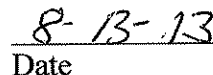
Valley Crest has been asked to provide a proposal to remove small trees/bushes along the park fence line along US 17. Damon volunteered to clean the small vines out of the fence.

A bid will be requested from Specialty Fence to put a self-latching gate at the entrance to the park. The replacement trash can for the park has been received. The stone façade is porous, so the metal underneath will likely rust in the future. George refurbished the old trash can and placed it back in the park.

Todd Murphy shared that 4" lantana will be placed in the flower beds in front of the signs. The plants will be treated with a growth regulator to keep the plants from growing too tall. The next change out of flowers will be done in winter.

All business being completed, the meeting was adjourned at 7:33 p.m. The next meeting is scheduled for Tuesday, August, 2013.


Signature


Date