

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

Present: George Robertson, John Barnes, Damon Heemstra, Larry Gress, Norbert Wann, and Kathy Melton representing The CAM Team at RE/MAX Specialists.

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

Financials:

The financials for October were emailed to the Board in advance of the meeting. The balance in the Operating Account at the end of October was \$9,363.80. The balance in the Investment Account was \$23,432.99. Statements for 2013 assessments will be mailed later this month.

Damon Heemstra presented the spreadsheet detailing expenditures by budget category. Five budget categories have been overspent this year, but the Association should be okay and will meet its obligations through the end of the year.

The November 2012 Collection Status and Tracking Report was discussed. Two Association foreclosures are progressing. Management will reach out to two homeowners who signed payment plans and have defaulted.

Minutes:

The minutes from the September 4, 2012 Board meeting were approved as written. John Barnes signed the minutes.

Old Business:

The updated violation tracker was e-mailed to the Board prior to the meeting. A car continues to park on the lawn after receiving a letter from the attorney. The next step is mediation. October is the cut-off date for lawn violations.

Larry Gress emailed updated ARB tracker to the Board. An inquiry was received from a prospective homeowner concerning the installation of a shed in the backyard of the home he was considering purchasing. The committee provided guidelines that the buyer would have to follow, including proper permitting through Clay County. A request from a homeowner to install pavers on either side of the driveway and to add a paver patio in the backyard was approved.

The height of the flowers at the entrance signs continues to be a concern. The Board would like to know what flowers are being considered for the fall planting. Also, the Board would like to get the boulder installed in the center island.

A complaint was received from the county concerning the pampas grass along the sidewalk from the entrance to the boardwalk by Pace Island. ValleyCrest was notified and took care of cutting

the pampas grass. The Board requested that ValleyCrest monitor the pampas grass and take care of cutting it before it becomes an issue.

New Business:

The proposed 2013 Budget was reviewed. A "Forced Cut" line item has been added to maintain abandoned/foreclosed properties. Assessments will remain at \$187.00 for 2013. A motion was made by Damon to approve the budget as presented. Larry seconded. None opposed. A copy of the budget is attached to these minutes.

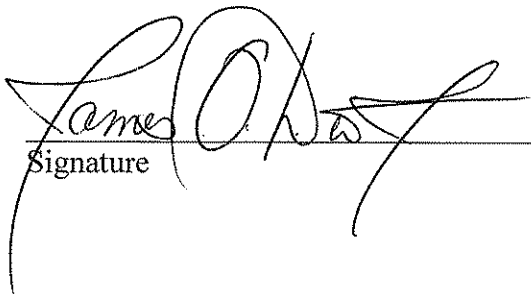
The neighborhood garage sale will be held Saturday, November 10th from 8:00 a.m. to Noon. A sign has been placed at the entrance and the information has been posted on the website.

Larry is working on setting up a Facebook page for the community.

Management will email Todd Murphy as it is his turn to check the bolts on the playground equipment.

The Board voted to change the regular meeting date to the second Tuesday of each month. The meeting for December has been canceled. The next meeting will be Tuesday, January 8, 2013 at 6:30 p.m.

All business being completed, the meeting was adjourned at 7:40 p.m.


Signature

1-8-13
Date