

Harbor Island Board Meeting Minutes
Tuesday, November 12, 2013
RE/MAX Specialists Conference Room

Present: George Robertson, John Barnes, Damon Heemstra, Norbert Wann, Larry Gress, Todd Murphy via conference call, and Kathy Melton representing The CAM Team. A quorum was established and Todd Murphy was excused. Homeowner, Roger McClure, was also in attendance.

Meeting called to order at 6:33 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 \$19,351.90. The balance in the Investment Account was \$25,797.33. The amount budgeted for Contingency Fund (\$2,329.00) was moved to the Money Market Account in October.

The November 2013 Collection Status and Tracking Report was discussed in detail. One property was foreclosed on and the title went to Fannie Mae. An Association foreclosure took place on the courthouse steps this morning and was purchased by a third party bidder. A foreclosure sale was held on November 4th and the property went to the bank, but the homeowners have filed a motion to vacate the sale. A hearing will be held on November 14th to determine the outcome. A letter was sent to a homeowner who is in default of their payment plan. A motion was made by Larry Gress to move forward with legal action if a response is not received by November 25th. Damon Heemstra seconded. None opposed. A motion was made by Damon to approve the requested action to file one lien. John Barnes seconded. None opposed.

The Board reviewed the collection process. John made a motion to file an intent to lien when a homeowner's account is not paid by June, and to file a lien when the account balance reaches \$250.00. Larry seconded. None opposed.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is 83% of the way through the year, but has only spent 73% of the budgeted amounts. Landscape Enhancement is over budget for the year, but the recent tree expense will be reclassified to Park Improvements. In addition, monies will be moved from Repairs and Maintenance (\$2,000.00) and Force Cuts (\$1,000.00) to Park Improvements as approved at the last meeting to cover the removal of the trees and the installation of the park gate.

Minutes:

The minutes from the October 15, 2013 Board meeting were approved as written. George signed the minutes in Todd Murphy's absence.

Old Business:

The updated violation tracker was provided to the Board. Yard violations are to be discontinued until spring. The drive-through scheduled for the week of Thanksgiving will be canceled. A homeowner sent an email and pictures to update the Board on his progress to repair his lawn. Management will respond to let the homeowner know that the Board will continue to monitor his lawn, and to advise the homeowner of the Covenants and Restrictions that govern landscaping and lawns.

An updated ARB Tracker was provided to the Board. There are no outstanding requests at this time.

A final proposal was provided by Claude Leasure with Specialty Fence for a heavy duty, self-closing gate at the entrance to the park – total cost not to exceed \$1,900.00. Claude will shop the gate to a couple of vendors, but will consider building the gate himself to provide a better price. Once approved, the project can be completed in three to four weeks. A fifty percent down payment is required. The Board approved the bid.

The purchase of a spring animal for the park is still being considered. Larry has a connection for playground equipment and will get pricing. A final decision will be made in the first part of the new year.

No progress has been made on straightening the signs at the entrance. One of the sign posts will need to be replaced. Larry and Damon offered to complete the project.

Plans for a future picnic were tabled until the February meeting.

One position remains open for the Board of Directors. Management continues to reach out to prospective candidates.

New Business

A homeowner contacted the Board to complain about the time it takes to make a left turn in to the subdivision when heading north on US17 due to cars making a U-turn. Another homeowner suggested changing the stop light to a flashing light. There is nothing the Board can do as the lights and US17 are maintained by the Florida Department of Transportation.

ValleyCrest has committed to cleaning and clearing the berm over the winter months (November to January). In addition, they will remove the bottom row of pampas grass closest to the paved walkway and then install pine straw. A clearly defined edge will be made along both sides of the sidewalk. ValleyCrest has provided work maps to show what they are responsible for on each visit. An additional page was added at the Association's request to clarify that edging must be done along the full length of the berm to the wooden bridge – 1800 feet.

Statements for 2014 assessments, along with a copy of the approved budget, will be mailed out to homeowners next week.

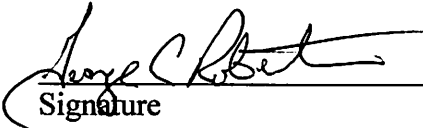
Triploid grass carp were placed in several ponds at the beginning of November by Aquatic Systems: eleven (11) carp in Pond 1 and thirty (30) carp in Pond 3.

The Yard of the Month sign is stored in Damon's garage.

A \$50.00 gift card to Home Depot will be awarded to the homeowner with the best Christmas decorations. George will email the other Board members to set up a time for judging. Management will get a "Best Christmas Decorations" sign.

No meeting will be held in December.

All business being completed, the meeting was adjourned at 8:12 p.m. The next meeting is scheduled for Tuesday, January 14, 2014.


Signature

01-14-2014
Date