

Harbor Island Board Meeting Minutes
Tuesday, September 10, 2013
RE/MAX Specialists Conference Room

Present: George Robertson, John Barnes (via conference call), Damon Heemstra, Todd Murphy, Norbert Wann, Larry Gress, and Kathy Melton representing The CAM Team.
Homeowners Present: Bob & Lynda Parker, Patricia Burchfield, and Larry Burleson

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

Financials:

The financials for August were emailed to the Board in advance of the meeting. The balance in the Operating Account at the end of August was \$30,979.88. The balance in the Investment Account was \$23,462.30.

The September 2013 Collection Status and Tracking Report was discussed in detail. The requested actions to file one (1) intent to lien, one (1) lien, and one (1) intent to foreclose lien were approved.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is 67% of the way through the year, but has only spent 52.6% of the budgeted amounts. Landscape Enhancement is the only category above budgeted expenses for the year. The Association has collected \$55,606.97 in assessments, which is only \$433.03 below the annual budgeted amount.

Minutes:

The minutes from the August 13, 2013 Board meeting were approved as written. Todd Murphy signed the minutes.

Old Business:

The updated violation tracker was provided to the Board. The Board approved sending five (5) homeowners to the attorney for continuing violations of the Covenants and Restrictions at the last meeting. Three homeowners have responded and are working to correct the violations. The Board approved sending three (3) more homeowners to the attorney.

An updated ARB Tracker was provided to the Board. Two ARB requests are outstanding:

- Homeowners submitted a proposal to modify their driveway. After discussion, the request was approved with the stipulation that the color of the additional concrete be matched as close as possible to the color of the existing driveway.
- A request was submitted by a homeowner to widen his existing driveway by eight (8) feet. A similar request has been denied in the past, so the Committee made suggestions to modify the proposed expansion. Todd offered to meet with the homeowner to come up with alternatives.

Management contacted Clay County to gather information about gating the entrance of the community. The county representative indicated that he was not aware of this ever being done and would be extremely difficult to accomplish. Once the roads have been dedicated to the County, they become public roads and it would not be feasible to change them back.

The Board is considering adding a gate to make the park safer for children. A quote was provided by Specialty Fence for a self-closing gate at the entrance to the park - \$750.00. Todd asked Duval Fence to contact Management to provide a second quote, however no call was received. Damon made a motion to approve the bid from Speciality Fence to install a gate at the park. Larry seconded. After discussion, the motion was approved pending a detailed explanation of the gate Specialty Fence is installing. A suggestion was made to add a bike rack outside the gate.

Damon cleared branches and vine from the park fence along US 17.

Todd signed up for the website created by Roger McClure for homeowners to share information: harborislandflemingisland.nextdoor.com. The site is a way for neighbors to connect with their neighbors, and Todd felt the site could be a great tool for communication. The Board approved the website.

The signs on the right as you enter the neighborhood have not been straightened. Todd volunteered to take care of it before the next meeting. A quote was received from Logo Xpress for a new "No Soliciting" sign - \$27.81. The Board approved the quote. Management will get a price for No Soliciting stickers that could be given to every homeowner to post at their front door.

A neighborhood Fall Picnic is scheduled for Saturday, October 12th. The Association will provide hot dogs, chips, and bottled water. Larry, Todd, and Patricia Burchfield will coordinate the event. Larry offered to design a flyer that will be distributed to residents, and the event will be posted on the bulletin board at the entrance.

One position remains open for the Board of Directors. Todd will put out a message on the Next Door website asking for volunteers.

New Business

A card was put on front doors in the neighborhood from a lawn service company. A picture of the Harbor Island entrance was included on the postcard. The Board clarified that the company is not affiliated with the Association in any way.

The Board discussed adding a spring animal to the park for the younger children at the last meeting. George researched online and emailed information out to the Board prior to the meeting. A commercial grade animal would cost approximately \$1,200.00. A decision will be made prior to the end of the year. A suggestion was made to purchase an additional baby seat for the swing set.

Larry Burleson requested permission to turn the baby swing around because of the sunlight shining into children's eyes. The Board approved and Larry B. offered to take care of changing

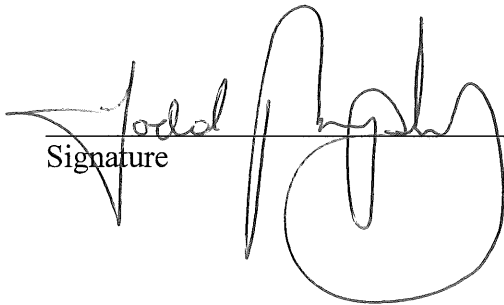
the swing. Larry B. also requested that the sign at the entrance be updated more often. The Board is always open to suggestions as to what can be posted on the sign.

The 2014 Budget will be discussed at the next Board of Directors meeting in October. Todd will post a message on Next Door and Larry G. will post the information at the front entrance.

Florida Statute was recently changed and crime insurance coverage must be purchased. The Board approved purchasing the additional insurance.

ValleyCrest has requested an increase for their annual maintenance contract. A 3% increase is being requested on the grounds maintenance and fertilization part of the contract, and the annual cost for flowers is being adjusted. A revised contract and cost breakdown will be sent to Management for distribution to the Board.

All business being completed, the meeting was adjourned at 8:42 p.m. The next meeting is scheduled for Tuesday, October 8, 2013.


Signature

10-14-13
Date