

Harbor Island Board Meeting Minutes
Wednesday, October 1, 2014
The CAM Team Conference Room

Present: George Robertson, Damon Heemstra, Todd Murphy, Larry Gress, Norbert Wann and Carlos Berrios; Kathy Melton represented The CAM Team.

Excused: John Barnes

Homeowners: Bob & Lynda Parker

Meeting called to order at 6:27 p.m. by President, George Robertson.

Financials:

The financials for September were emailed to the Board in advance of the meeting. The balances as of September 30, 2014 were:

Operating Account	\$26,910.21
Money Market Account	<u>\$25,832.76</u>
Total Funds	\$52,742.97

Two homeowners on payment plans are continuing to make payments as agreed.

The October 2014 Collection Status and Tracking Report was discussed in detail. Management will send a letter offering to set up a payment plan to two homeowners who have not paid their 2014 assessments. If there is no response, the Board will move forward with sending a Notice of Intent to Foreclose Lien. A motion was made by Todd Murphy to file one (1) Notice of Intent to Lien. Larry Gress seconded. None opposed.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. Total expenditures to date are 73.2% of the budget (versus 75% of the budget year). At the end of September, 99.5% of 2014 assessments have been collected. The \$2,000.00 balance in the Contingency Fund will be transferred to the Money Market account in December. There are no real concerns with expenses that have not been discussed at previous meetings. The budget will be adjusted at the end of the year to balance out the accounts.

Minutes:

The minutes from the September 3, 2014 Board meeting were approved as written. Todd Murphy certified and signed the minutes.

An updated violation tracker was provided to the Board and was discussed in detail. A lawsuit is the next step to deal with a homeowner who continues to store a vehicle on the driveway with flat tires. Several Board members are considering stopping by the property to talk to the homeowner. Management will call a homeowner who has received a final notice about weeds.

An updated ARB Tracker was provided to the Board. The fence installed at 1634 Dockside Drive by the tenant interferes with the monthly treatment of one of the ponds as there is no longer boat access. The property manager was contacted and the fence is not permanently installed. The tenants are willing to do whatever is necessary to bring the fence into compliance.

The ARB Committee will discuss the type of fence that is being requested and will render a decision soon.

A request from the homeowner at 1935 Harbor Island Drive to install a fence, extend the driveway, install screen doors on the garage, and place a carport cover in the backyard was discussed. The carport cover was denied. The Committee will review the specifications for the fence and remaining requests and render a decision soon through the online approval system.

Old Business:

The remaining Yard of the Month schedule is:
October – John Barnes

Todd made a motion to bring the discussion back on the table to add a sidewalk on the south side of the entrance in front of the sign. Larry seconded. None opposed. A bid had previously been received from Capital Concrete Solutions - \$2,475.00. The Board would like the color of the concrete to be off white, which may add to the final cost. Permits may also have to be obtained from Clay County. Sod and dirt will need to be added once the sidewalk is in place. Damon made a motion to move forward and fund the sidewalk on the south side of the entrance. Norbert Wann seconded. None opposed.

The bubbler drinking fountain for the park was ordered and has been received. George has started the initial assembly and requested help to install in the park once AT&T lines have been marked.

The Board confirmed the dimensions for a lockable, steel, vandal resistant cover for the irrigation controls at the entrance. Todd will provide George with the template of the mounting controls for a Rainbird irrigation clock. The clock will be wired into the existing plug directly so that it cannot be unplugged.

Consideration of lighting the oak trees at the entrance will be placed on the January 2015 agenda.

New Business

The Board will continue to meet the first Wednesday of each month. Management will put together a schedule of meetings for next year.

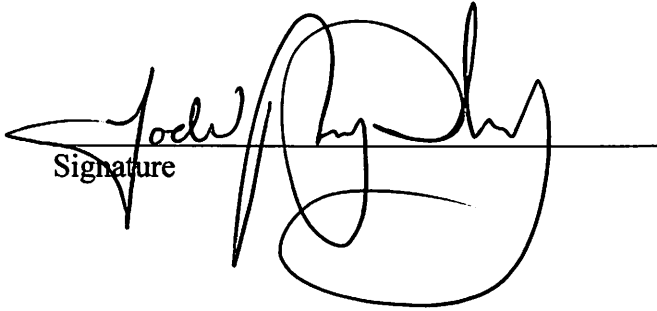
The proposed 2015 Budget was discussed. The budget calls for assessments to remain at \$187.00 per lot. After discussion, Todd made a motion to approve the budget as presented. Carlos Berrios seconded. None opposed. A copy of the approved budget will be mailed to homeowners in December.

Norbert made a motion to mail the “State of the Harbor Island Community” letter to homeowners as soon as possible. Todd seconded. None opposed. The letter will also be posted on the community website.

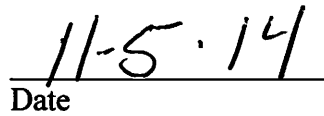
A homeowner contacted George to request that the chains on the infant swings be lengthened approximately six (6) inches. The Board will look at the swings to determine how this can be done.

Carlos provided an update of real estate activities in the neighborhood to Board members. A copy was also posted on the NextDoor website.

All business being completed, the meeting was adjourned at 8:09 p.m. The next meeting is scheduled for Wednesday, November 5, 2014.

A handwritten signature in black ink, appearing to be "George", written over a horizontal line. The signature is stylized and cursive.

Signature

A handwritten date "11-5-14" in black ink, written over a horizontal line.

Date