

Harbor Island Board Meeting Minutes  
Tuesday, September 3, 2014  
The CAM Team Conference Room

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

Excused: John Barnes and Todd Murphy

Meeting called to order at 6:24 p.m. by President, George Robertson.

**Financials:**

The financials for August were emailed to the Board in advance of the meeting. The balances as of August 31, 2014 were:

Operating Account	\$29,986.60
Money Market Account	<u>\$25,829.58</u>
Total Funds	<u>\$55,816.18</u>

Three homeowners made payment after receiving an Intent to Lien notice from the attorney. Two homeowners on payment plans are making payments as agreed.

The September 2014 Collection Status and Tracking Report was discussed in detail. A motion was made by Damon Heemstra to file four (4) Notices of Intent to Foreclose Lien. Carlos seconded. None opposed.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. August expenditures were 6.9% of the budget versus the 8% monthly average. At the end of August, 99.2% of homeowners have paid their 2014 assessments. Additional monies have been received for legal and forced cuts through collection efforts. Total expenditures to date are 64.6% of the budget (versus 67% of the Budget year). Budget areas of concern are Office Supplies/Postage, Repairs/Maintenance, and Park Repairs/Improvements. A large credit in the Legal category has helped to balance the budget out.

A draft budget for 2015 was provided to Board members. The budget will be discussed and approved at the Board meeting on Wednesday, October 1, 2014. Notice that the budget will be discussed will be posted on the front sign and on the NextDoor website.

**Minutes:**

The minutes from the August 6, 2014 Board meeting were approved as written. George Robertson certified and signed the minutes.

An updated violation tracker was provided to the Board and was discussed in detail. A motion was made by Larry Gress to send a legal letter from the attorney to a homeowner who continues to park a trailer in violation of the Covenants and Restrictions. Damon seconded. None opposed. A vehicle that was referred to Clay County Code Enforcement has been brought into compliance. Several other violations will be viewed by the Board to determine if further legal action is warranted.

An updated ARB Tracker was provided to the Board. A fence was installed at 1634 Dockside Drive that may interfere with the monthly treatment of one of the ponds. Management will follow up with Aquatics to see if they still have access to the pond.

**Old Business:**

The remaining Yard of the Month schedule is:

September – Carlos Berrios

October – John Barnes

George researched pricing to install a lockable, steel, vandal resistant enclosure on the irrigation controls at the entrance. The approximate cost would be \$250.00. Norbert Wann made a motion to approve the installation. Larry seconded. None opposed. George will follow up on purchase and installation.

**New Business**

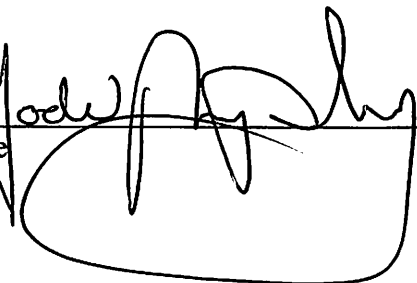
George presented a draft version of a letter to be shared with homeowners concerning the State of the Harbor Island Owners Association. After several minor changes, the Board approved the letter that will be posted on the Association website and on NextDoor. A copy will be mailed to homeowners if requested.

Carlos Berrios will email an update of real estate activities in the neighborhood to Board members.

Norbert suggested that the sidewalk the Board is considering installing on the south side of the entrance should not be bright white as it would take away from the entrance signs. He feels that the Board should consider lighting the oak trees as they would be a landmark along US 17. Hanging ribbons in the trees on the center island at Christmas this year would be a good way to see if the community likes the added decorations.

The CAM Team is changing its banking relationship from CAB to Popular Community Bank. The Board approved moving the Operating and Money Market accounts to the new bank.

All business being completed, the meeting was adjourned at 8:13 p.m. The next meeting is scheduled for Wednesday, October 1, 2014.

Signature 

Date 10-1-14