

Harbor Island Board Meeting Minutes
Tuesday, June 10, 2014
The CAM Team Conference Room

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

Excused: John Barnes

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

Financials:

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

Operating Account	\$38,589.93
Money Market Account	<u>\$25,819.82</u>
Total Funds	\$64,409.75

Statements have been sent to homeowners who have not paid 2014 assessments each month from February to May. In addition, courtesy letters were sent in May advising homeowners that legal action can begin if their account is not brought current.

The June 2014 Collection Status and Tracking Report was discussed in detail. Todd Murphy made a motion to approve the requested actions to file eleven (11) intents to lien. Carlos Berrios seconded. None opposed. A courtesy letter will be sent to a homeowner who is in foreclosure.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. Two categories, Office Expenses and Landscape Enhancements, are slightly over budget at this point in the year, but should even out over the remaining months. Three categories, Repairs/Maintenance, Park Improvements, and Park Repairs are over the budgeted amount for the year. Damon recommended moving \$200.00 from Forced Cuts to Repairs/Maintenance. In addition, he recommended that \$4,000.00 from the monies that were not spent last year be distributed as follows: \$3,500.00 to Park Improvements and \$500.00 to Park Repairs. The Board agreed with the recommendations. The May expenditures were 8.5% of the annual budget versus the 8% average. As of the end of May, 94.7% of homeowners have paid their 2014 assessments.

Minutes:

The minutes from the April 8, 2014 Board meeting were approved as written. Todd Murphy certified and signed the minutes.

Old Business:

An updated violation tracker was provided to the Board. The tracker included violations through April. A tracker showing May violations will be emailed to the Board. Todd requested to ride the neighborhood with Carrie the last week of June.

An updated ARB Tracker was provided to the Board. Currently, there are two outstanding requests due to additional information being requested from the homeowners.

The volleyball net has been installed. A new soccer net was purchased and will be installed by Damon.

The Spring picnic, tentatively scheduled for June 6th, was not held as no volunteers came forward to coordinate the event.

New Business

Todd completed drawings for a concrete and a paver walkway in front of the south entrance sign. A subcontractor for ValleyCrest, Capital Concrete & Masonry Solutions, has submitted a proposal. Two additional bids will be requested. Several members of the Board felt that a concrete walkway would be the best choice as it will match the adjacent sidewalks.

The Board discussed establishing a fund for pond repairs should there be any pond issues in the future. The Money Market account (balance \$25,819.82) would be used for this purpose should the need arise. The annual budget provides for additional monies to be transferred to this account. The current year's budget allocates \$2,000.00 for this purpose.

Prior to the Annual Meeting, a homeowner contacted Management about a person boating in the pond behind their house. George met a Clay County Sheriff's Officer at the pond and a person was observed fishing from a kayak. One of the homeowners in the area said that her sons use a canoe and small motorized boat in the pond as well. George reviewed the Covenants and Restrictions and did not find anything that prohibits these activities on the ponds. Any damage would be the responsibility of the homeowner.

Larry Gress will select the June Yard of the Month winner.

A resident fell on the sidewalk on Dockside Dr. and suffered several injuries, including a fractured hand. The Board divided up the neighborhood and Board members will walk along all of the sidewalks to identify any potential hazards. A list will be provided to Clay County Public Works for repairs.

The officers for 2014-2015 were selected:

George Robertson	President
John Barnes	Vice-President
Damon Heemstra	Treasurer
Todd Murphy	Secretary
Larry Gress	ARB Committee Member
Norbert Wann	ARB Committee Member
Carlos Berrios	ARB Committee Member

The Board will investigate adding electrical service to the center island at the entrance. In addition, Norbert Wann asked about a proposal to light the oak trees on either side of the entrance that should have been received when the new lights were installed at the entrance signs.

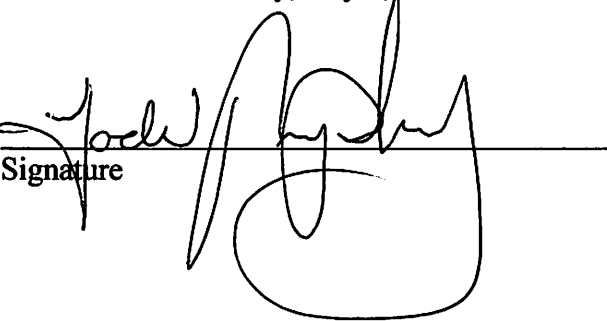
Todd shared that ValleyCrest installs lighting and the cost for the lights (two lights per tree) and installation would cost approximately \$1,500.00

Damon noted that the water bill for May was almost twice the amount of the previous month. Watering times have increased, but the amounts spent will even out after the summer months.

Damon has observed several younger children driving around the neighborhood on golf carts and stated that this is a safety issue. The Clay County Sheriff's Office should be called to deal with this matter.

A bid was received from Thomas Robertson to treat the fence at the Nature Trail with a Thompson Water Seal type product at a cost of \$500.00. The Board asked that the proposal be broken out into labor and materials, and that additional bids be requested.

All business being completed, the meeting was adjourned at 8:03 p.m. The next meeting is scheduled for Tuesday, July 8, 2014.


Signature

7-8-14
Date