

Harbor Island Board Meeting Minutes  
Tuesday, August 6, 2014  
The CAM Team Conference Room

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

Meeting called to order at 6:21 p.m. by President, George Robertson.

**Financials:**

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

Operating Account	\$33,311.73
Money Market Account	<u>\$25,826.29</u>
Total Funds	\$59,138.02

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 August 2014 Collection Status and Tracking Report was discussed in detail. One homeowner in mortgage foreclosure has filed for bankruptcy protection. A proof of claim was filed on behalf of the Association. Several other bank foreclosures are progressing. A motion was made by Damon Heemstra and seconded by Todd Murphy to clear the violation letter cost from homeowner's accounts. None opposed. The requested action to file five (5) liens was approved.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. At the end of July, 99% 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 57.7% of the budget (versus 58% of the Budget year). Budget areas of concern are Repairs/Maintenance and Park Repairs/Improvements. Damon will adjust the budget at the end of the year to balance these accounts out.

A draft budget for 2015 was sent by the accountant to Damon for review. The budget will be forwarded to the Board, and will be discussed at the October meeting. The draft budget does not call for an increase in assessments.

**Minutes:**

The minutes from the July 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 latest drive-through was completed today. The Board expressed concern about the condition of lawns throughout the neighborhood. A homeowner who has received three notices about leaving trash cans in view of the street will

be forwarded to the attorney. A homeowner who has vehicles in the driveway with flat tires and expired tags will be referred to Clay County Code Enforcement.

An updated ARB Tracker was provided to the Board. The request to install a fence that came in prior to the last meeting was approved in July.

The remaining Yard of the Month schedule is:

August – Todd Murphy

September – Carlos Berrios

October – John Barnes

Adding a concrete sidewalk in front of the sign on the south side of the entrance will be discussed at the October meeting. Two bids were received: ValleyCrest (\$2,475.00) and JaxHandyman (\$5,100.00).

Information shared about the location of the Association's electric meter at the previous meeting was incorrect. The meter is located within the back fence of the property on the corner of Harbor Island Drive and Portside Drive on the south side of the entrance.

Two quotes were received to install lights around the oak trees on either side of the entrance: ValleyCrest (\$2,200.00) and Nite Lites (\$3,550.00). Todd shared that he feels the money could be better spent making other improvements, such as replacing dead plants at the entrance. A proposal will be requested from ValleyCrest. After discussion, the matter was tabled until the October meeting.

Lighting of the center island for the holidays was discussed. Suggestions included using a generator, installing solar lights, running an extension cord across the road, and/or decorating the trees with ribbons. The matter was tabled until the October meeting.

The new fence at the rear of the property has been sealed. George suggested that the Board consider adding a standard concrete water fountain in the park area. He will check into pricing and the matter will be discussed at a future meeting.

### **New Business**

A homeowner delivered a letter of concerns he has about the neighborhood to George. The Board reviewed and discussed the concerns.

An email was received from a homeowner concerning noise coming from a garage that has been converted into a music studio. Residents in the area have contacted the Clay County Sheriff's Office, and a letter was sent to the homeowner and tenant.

The landscape service has improved since George and Kathy met with Randall Holmes from ValleyCrest in July. There are still several issues that remain however, including weeds in the flower bed at the front of the island and only part of the sidewalk along the berm is being edged. An email will be sent to Randall, and the branch manager, Daniel Stagg, will be copied on the email, to share the ongoing concerns. The Board approved installing a better lockbox on the irrigation clock.

A new homeowner emailed the Board to ask if her grandparents could park their 30 foot travel trailer in her driveway for a few days when they come to visit. The Board does not have a problem with this request.

Norbert Wann asked that an update be provided on the sidewalk repairs in the neighborhood. He also requested that a copy of the draft minutes be emailed to the Board within a week of the meeting. As we are at the halfway point of the year, Norbert suggested that the Board distribute a "State of the Community" letter to the homeowners highlighting the positive actions the Board has taken in the neighborhood. George volunteered to work on the letter.

Carlos Berrios emailed an updated CMA report to the Board showing sales/listings in Harbor Island through the end of July. The average sales price per square foot is \$102.00.

All business being completed, the meeting was adjourned at 7:36 p.m. The next meeting is scheduled for Wednesday, September 3, 2014.

  
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Signature

09-03-14  
Date