

Harbor Island Board Meeting Minutes
Wednesday, February 4, 2015
The CAM Team Conference Room

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

Excused: Carlos Berrios Absent: Todd Murphy

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

Financials:

The financials for January were emailed to the Board in advance of the meeting. The balances as of January 31, 2015 were:

Operating Account	\$41,598.18
Money Market Account	<u>\$27,841.47</u>
Total Funds	\$69,439.65

Assessments for 2015 have been coming in steadily. To date, 206 homeowners have paid. Reminder statements were mailed on February 4th. Reminder statements will be sent in February and March, and a collection letter will be sent in April. The Board will move forward with the legal process (Notice of Intent to Lien) at the June meeting for any homeowners who have not paid their 2015 assessments.

The February 2015 Collection Tracker was discussed in detail. There were no recommended actions for this month. Bank foreclosures are progressing. Per the Collection Tracker, eight (8) properties are in mortgage foreclosure. There has been one (1) resale in the community since the January meeting, and there are currently three (3) bank-owned properties.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The January monthly expenditures were 6.8% of the budgeted amount, which is under the 8% monthly average. Approximately 65% of homeowners have paid their 2015 assessments so far. Most of the budgeted accounts are fixed as to what we have to spend, leaving only a small amount of flexibility for other projects. A suggestion was made to develop a five year plan for future improvements.

Minutes:

The minutes from the January 7, 2015 Board meeting were approved as written. George Robertson certified and signed the minutes in Todd Murphy's absence.

An updated violation tracker was provided to the Board and was discussed. Trash cans and fences in need of repair make up the bulk of the violation letters being sent. A violation concerning a dog being allowed out without a leash is to the final notice stage.

An updated ARB Tracker was provided to the Board. There are two outstanding requests: removal of a tree and adding a concrete walkway. The attorney was contacted to determine if the

ARB Committee can require a copy of a permit from Clay County as part of the approval process. The attorney recommended adding language to the final approval letter that states "Approval is subject to receipt of any required permits by the ARB Committee prior to commencement of the project." The Board approved the additional wording.

Norbert Wann expressed concern that approval of a request can occur when only two of the members of the Committee have voted in favor. After discussion, the Board agreed that all three of the Committee members must agree prior to final approval being given. If the Committee cannot agree, then the matter will be brought before the entire Board.

Old Business:

Due to personal commitments, George has not ordered the steel box for the irrigation controls. The steel box will be ordered this month.

Initial assembly of the drinking fountain is complete. Installation in the park was delayed due to George's schedule but will begin later this month.

The first Yard of the Month will be awarded in May by George Robertson.

Lighting of the oak trees at the entrance will be discussed in April. Norbert asked that consideration be given in plenty of time to complete the project in time for the Annual Meeting.

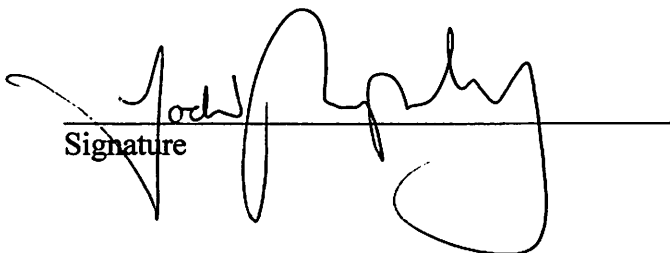
New Business

Several issues were brought to the Board's attention via the NextDoor website. A homeowner complained about unwanted solicitation in the neighborhood. A sign is posted at the entrance, but a sign also has to be posted at each residence. Another homeowner expressed concern about an alligator in one of the retention ponds. The State of Florida has a Statewide Nuisance Alligator Program (SNAP). Alligators greater than four feet in length and a threat to people, pets or property should be reported to 866-FWC-GATOR (866-392-4286).

A broken post in the aluminum fence at the park to the left of the gate has been reported. George will take a look at it.

The Annual Meeting will be held on May 12th. George will put together a slide show, including pictures of the new paver walkway. A suggestion was made to include a slide for Yard of the Month winners and the Best Christmas Decorations winner.

All business being completed, the meeting was adjourned at 7:38 p.m. The next meeting will be held on Tuesday, March 10th. Meetings have been moved to the second Tuesday of each month.


Signature

3-10-15
Date