

Harbor Island Board Meeting Minutes
Tuesday, June 9, 2015
The CAM Team Conference Room

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

Meeting called to order at 6:32 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, 2015 were:

Operating Account	\$41,106.77
Money Market Account	<u>\$22,850.36</u>
Total Funds	\$63,957.13

To date, 286 homeowners have paid their 2015 assessments. Legal actions were sent by Attorney Sean Murrell, including “last chance” letters to two homeowners advising them that the Board may move forward with foreclosure. Response has been good to the legal actions. The Board will consider whether to move forward with foreclosure at the next meeting.

The June 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 April meeting, and there are currently three (3) bank-owned properties.

Damon Heemstra provided a report to Kathy Melton to present to the Board. Budgeted monthly expenditures are 8%. The May monthly expenditures were 7.4%. The Association is right where it should be at this time of the year. As of the end of May, 94% of homeowners have paid their assessments. The financials look good and the Association is in great shape.

Minutes:

The minutes from the April 14, 2015 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. The compliance inspector will be in the neighborhood tomorrow. The Board asked that the inspector check a fence that is two different colors, and follow up on a yard violation. The Board approved sending four properties to the attorney for outstanding violations.

An updated ARB Tracker was provided to the Board. There were two outstanding requests. A request to install a screen enclosure was approved. A request to install a vinyl fence was approved with the condition that the darker fence color is used. The Committee confirmed that two of the three members must approve a request before final approval can be given.

Old Business:

Steel enclosure boxes for the irrigation controls were pending while repairs were completed on the weir at Pond 2. After discussion, the Board tabled the matter indefinitely and will reconsider should there be another issue with the irrigation at the entrance. Todd will monitor the irrigation system closely.

The park fence has a broken post to the left of the gate and is in need of repair. In addition, there are several bent spindles to the right of the gate behind the AT&T equipment. A quote will be requested from Specialty Fence for the repairs.

A homeowner reported that one of the trashcans in the park was broken. George repaired the trim at the top.

The lighting of the oak trees at the entrance had been tabled until the April meeting, and then was tabled again due to repairs needed to the weir. The cost to install lights is \$2,200.00. Todd will present a proposal at the July meeting to remove/replace the dead plants at the entrance, and to replace the Hawthorne plants in the center median. The Board will consider the landscape enhancement costs and lighting of the oak trees at the next meeting.

Florida DOT was contacted to request the removal of two dead trees along US 17 in front of Harbor Island near the wooden bridge. The Board would also like permission to clean out the other trees. Jorgensen Contracting Services handles these issues for Clay County and will send someone out to take a look. A time frame for a response could not be provided.

The weir on Pond 2 was repaired at a cost of \$5,000.00.

New Business

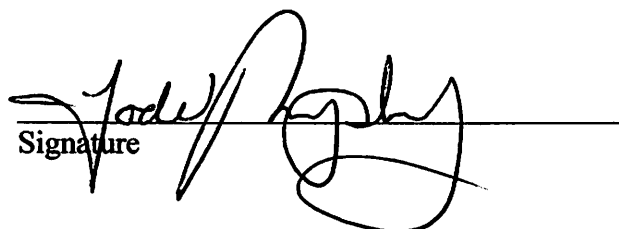
Letters were sent to two homeowners who had a Comcast cable stretched across the sidewalk as the cables were a trip hazard. One homeowner had the cable taken care of, and the other cable will be taken care of on Friday morning.

The Board voted on Officers for 2015-2016:

President:	George Robertson
Vice-President:	John Barnes
Treasurer:	Damon Heemstra
Secretary:	Todd Murphy

John Barnes will award the Yard of the Month for June.

All business being completed, the meeting was adjourned at 7:39 p.m. The next meeting will be held on Tuesday, July 14th, at 6:30 p.m.


Signature

7-14-15
Date