

Harbor Island Board Meeting Minutes
Tuesday, March 10, 2015
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.

Homeowners: Jenny Fisher, Roger McClure, and John Ancona

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

Homeowner Concerns:

John Ancona commended the Board on the improvements in the community, especially the front entrance. He expressed concern about the deterioration of some of the homes and fences throughout the community, and commented that basketball hoops should be moved back up the driveway when not in use.

Jenny Fisher shared her concerns about speeding in the neighborhood, and that she is opposed to the installation of speed bumps. The Board reviewed past discussions concerning speedbumps, changing the speed limit, and the process to add stop signs.

A No Soliciting sign is posted at the entrance, but it must be posted at each residence as well. Residents are encouraged to notify the Clay County Sheriff's Office for their assistance if they experience any problems with solicitors.

Roger McClure reported that there are 127 members on the NextDoor website.

Financials:

The financials for February were emailed to the Board in advance of the meeting. The balances as of February 28, 2015 were:

Operating Account	\$49,534.55
Money Market Account	<u>\$27,843.60</u>
Total Funds	\$77,378.15

To date, 249 homeowners have paid their 2015 assessments. Reminder statements were mailed on March 4th. Collection letters will be sent out next month.

The March 2015 Collection Tracker was discussed in detail. There were no recommended actions for this month. Bank foreclosures are progressing. Per the Collection Tracker, seven (7) properties are in mortgage foreclosure. There has been one (1) resale in the community since the February meeting, and there are currently three (3) bank-owned properties. One property was foreclosed by the bank in February and the bank took title.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The February monthly expenditures were 7.2% of the budgeted amount. Fourteen

(14) percent has been spent to date versus being seventeen (17) percent of the way through the year. Most categories are in line with the budgeted spending plan, with legal and electric expenses being the only items over budget at this time. Through the end of February, 84.8% of homeowners have paid their 2015 assessments.

Minutes:

The minutes from the February 4, 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. Todd would like to ride with the compliance inspector next week, and then continue to do this on a quarterly basis. A house on Hammock Bay Court appears to have been abandoned. The fence is in disrepair, and a white van with an expired tag has been moved from the street to the driveway. An email will be sent to the homeowner. A second notice concerning an open garage door will be sent to a homeowner on Dockside Dr.

An updated ARB Tracker was provided to the Board. A new ARB request to replace a fence was received today. Copies were provided to the ARB Committee members, and the information will be reviewed and voted on via the online system.

Old Business:

The steel enclosure boxes for the irrigation controls are still pending.

The park drinking fountain initial assembly has been completed and the fountain is ready for installation. The location for the water supply line had to be changed due to AT&T fiber optic lines crossing the first path. A second path has been marked and a call for location services has been made to 811. George requested help to dig the trench as it must be done by hand. Norbert Wann made a motion to hire someone to dig the trench (cost will be \$250.00). John Barnes seconded. None opposed.

The Board discussed additional slides for the Annual Meeting:

- List of last year's Yard of the Month Winners (a list was provided by Kathy Melton)
- Reminder that Yard of the Month winners receive a \$50.00 gift card to Home Depot
- Photograph of the May 2015 winning yard
- Best Christmas Decorations winner for 2014

The park fence has a broken post to the left of the gate and is in need of repair.

Lighting of the oak trees at the entrance will be discussed in April.

New Business

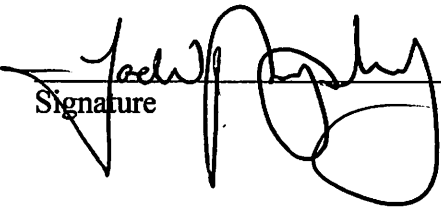
Speeding – The issue was discussed during Homeowner Concerns.

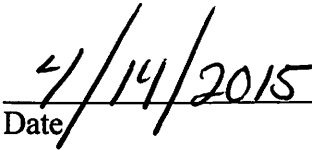
The replacement of landscaping at the entrance will be considered at the April meeting.

Notification was received from Aquatic Systems concerning the need for boat access to Pond 5. Information about pond access points will be emailed to the Board.

Carlos Berrios shared that he will post an updated CMA (comparative market analysis) for the neighborhood on the NextDoor website each month.

All business being completed, the meeting was adjourned at 7:38 p.m. The next meeting will be held on Tuesday, April 14th.


Signature


Date