

Harbor Island Board Meeting Minutes
Tuesday, July 12, 2016
The CAM Team Conference Room

Present: George Robertson, Todd Murphy, Damon Heemstra, Larry Gress, Carlos Berrios, and Liane Barkley; Kathy Melton represented The CAM Team.

Excused: Norbert Wann

Homeowners Present: None

Meeting called to order at 6:28 p.m. by President, George Robertson.

Financials:

The financials for June were emailed to the Board in advance of the meeting. The balances as of June 30, 2016 were:

Operating Account	\$38,611.00
Money Market Account	<u>\$19,242.83</u>
Total Funds	\$57,853.83

Twelve Notices of Intent to Lien were sent out at the end of June. Statements were sent to the remainder of owners who have balances. Almost \$2,000 has been collected so far in July. As of the end of June, 93% of assessments have been collected, and 95.1% has been collected through today's date. Currently, there are five bank foreclosures, with two of the properties in bankruptcy. There have been two new owners since the June meeting.

The July 2016 Collection Tracker was reviewed in detail. George made a motion to approve the requested action to file one (1) lien. Todd Murphy seconded. The motion passed with four Board members in favor and two Board members abstaining.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is in good shape versus the budgeted spending plan. Only 6.5% was spent in the month of June versus the budgeted average of 8% per month. Enough money has been received to date to cover the remaining budget expenditures.

Minutes:

The minutes from the June 14, 2016 Board meeting were approved as written. Larry Gress certified and signed the minutes. A draft copy of the minutes from tonight's meeting will be posted on the website as soon as possible.

An updated violation tracker was provided to the Board and was discussed. George rode the neighborhood earlier in the day with the compliance inspector. He is available to ride one or two times per month, and offered that other Board members were welcome to take a turn if they would like. The Board approved sending three continuing violations to the attorney. The attorney will be contacted about another outstanding issue involving siding replacement or repair.

An updated ARB Tracker was provided to the Board. There are currently three outstanding requests. A letter will be sent to a homeowner who has installed a section of fence without submitting an ARB request.

Old Business:

Two proposals have been received to seal the wood fence that was recently replaced in the park: Specialty Fence (\$1,400.00) and Hamilton Painting Company (\$1,800.00). After discussion, the Board tabled the matter for future consideration.

The two items highlighted on the recent insurance inspection report were discussed. The sidewalk repair at 1905 Harbor Island Drive has been turned in to Clay County. Two quotes were received to install 30 yards of playground mulch around the playground equipment: Mulch Masters (\$1,650.00) and BrightView (\$1,440.00). The Board also discussed installing a PVC border around the equipment. Liane Barkley made a motion to approve the installation of mulch in the playground area up to \$2,000.00 pending verification by the insurer of the depth of mulch required and whether the installation of a border would be approved. Larry seconded. None opposed and the motion carried. The mulch can be purchased directly from the supplier at a savings to the community. Todd will provide an itemized proposal for labor costs to prepare the playground area and install mulch, and to install a border.

New Business

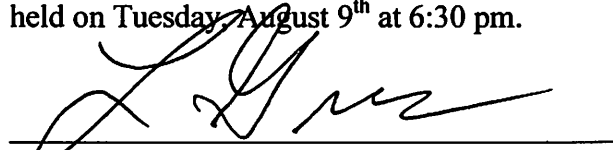
Several emails have been received concerning commercial vehicles parking in the neighborhood. The Covenants and Restrictions state that “a vehicle which is a ¾ ton or less truck used as transportation to and from the lot owner’s employment shall not be considered a commercial vehicle.” The Board and Management will monitor the vehicles that were identified in the emails.

Todd shared that AT&T continues to park on the grass at the entrance by the park. The grass is dying in this area, and Todd suggested contacting AT&T to replace the grass, or the Association could install decorative boulders to prevent parking in the area.

Todd asked that the overgrown bank at the bottom of pond #3 (behind Dockside Dr. and Hammock Bay Ct.) be addressed. Aquatic Systems will be contacted to clean up trash in this area, and to determine if they or the lot owners are responsible for the plant growth.

Todd will select the Yard of the Month winner for August.

All business being completed, the meeting was adjourned at 8:05 p.m. The next meeting will be held on Tuesday, August 9th at 6:30 pm.



Signature

8-9-16

Date