

Harbor Island Board Meeting Minutes
Tuesday, September 19, 2017
The CAM Team Conference Room

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

Excused: Todd Murphy

Homeowners Present: None

Meeting called to order at 5:56 p.m. by President, George Robertson.

Financials:

The financials for August were emailed to the Board in advance of the meeting. The balances as of August 31, 2017 were:

Operating Account	\$28,432.24
Money Market Account	<u>\$20,074.80</u>
Total Funds	\$48,507.04

Only six (6) homeowners have delinquent balances at this time. Two of the homeowners are on a payment plan. Through today's date, 98.2% of 2017 assessments have been paid versus 97.3% at the same time in 2016. There are no active foreclosures and two (2) bank owned properties. There have been three (3) new owners since the last meeting.

The September 2017 Collection Tracker was reviewed in detail. A motion was made by Liane Barkley to approve the requested action to send one (1) Notice of Intent to Lien. Carlos Berrios seconded. None opposed and the motion carried.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. Through the end of August, 97.5% of assessments have been paid. The Association spent 7% in August versus the budgeted spending plan amount of 8%. Overall, the Association has spent 77.2% through the end of August versus the budgeted spending plan of 67%. The Association is in good shape financially, but will most likely be over budget at year-end.

Minutes:

The minutes from the August 8, 2017 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.

An updated ARB Tracker was provided to the Board. There is one outstanding request for the installation of an above ground pool. The request is on hold until the homeowner submits a survey with the location of the pool clearly marked.

Old Business:

George Robertson continues to ride with Carrie from The CAM Team for the bi-weekly drive through inspections when schedules permit.

Installation of boulders along the north side of the entrance on Harbor Island Drive has been delayed by rain. Boulders will not be installed until repairs have been completed to the north entrance sign.

The repair of the north entrance sign is progressing. Management has received reimbursement in full from the driver's insurance company for the necessary repairs. A deposit has been paid to JaxHandyman. The concrete block should be delivered soon and construction will begin. Norbert Wann asked that a schedule of construction be provided to the Board.

The drinking fountain in the park has been turned off and the Board continues to monitor water usage. The most recent water bill was still high (\$233.09). BrightView has been contacted and has been asked to check for leaks in the irrigation system.

A letter was sent by the Board to homeowners specified in correspondence from St. Johns River Water Management District (SJRWMD) concerning drainage on their property. Ten of eighteen homeowners have responded. The engineer has been contacted and is consulting with a colleague to confirm what the next steps should be. A meeting with homeowners may still be necessary. A map was provided to the Board showing the flow of water to the pond.

The attorney attempted to schedule mediation with a homeowner concerning their front lawn. The selected mediator was no longer available. A follow-up letter was sent to the homeowner requesting that they pick another mediator, but no response has been received. Management will send a final request.

New Business:

Three requests were received through the Virtual Suggestion Box on the website. A homeowner expressed concern about the damaged front sign, and also commended the landscape contractor on their maintenance of the entrance to the neighborhood. A homeowner asked that a residence with multiple commercial vehicles be addressed as quickly as possible as it is an eyesore to the neighborhood. A final notice will be sent to the resident. Commercial vehicles are allowed to be parked at a property if they are used to and from the place of employment. A homeowner expressed concern about the deterioration of the berm on the US17 side. The Board will discuss this item at the October meeting to see what can be done within the constraints of the budget.

The common areas of the neighborhood did not suffer too much damage from Hurricane Irma. BrightView had a crew on the property last Friday and a trailer load of limbs was removed. Additional debris has been noted in the park and along the outside of the park fence along US17.

Carlos Berrios shared that he has a neighbor who might be willing to serve on the Board. Management will contact the homeowner and invite her to the next meeting.

All business being completed, the meeting was adjourned at 7:14 p.m. The next meeting will be held on Tuesday, October 10, 2017 at 6:00 pm.



Signature

10-10-17
Date