

Harbor Island Board Meeting Minutes
Tuesday, April 11, 2017
The CAM Team Conference Room

Present: George Robertson, Todd Murphy, Damon Heemstra, Norbert Wann, and Liane Barkley; Kathy Melton and Gina Cabral represented The CAM Team.

Excused: Larry Gress and Carlos Berrios

Homeowners Present: Laurette Owenby, Sherry Haig, James Beard, and Hobert Miller

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

A homeowner asked for assistance with a berm erosion issue that has affected his backyard. Todd Murphy will make an appointment to meet with the homeowner to see what can be done to stabilize the berm. Sago palm pieces that were left behind the berm after the cleanup will be cleaned up by Landscape Remedies next week.

A homeowner expressed concern about parking in the Portside Drive cul-de-sac, and along the roads throughout the neighborhood.

An update from the attorney for a property taken over by the bank in foreclosure was provided to the Board and residents in attendance. A Motion for Writ of Possession was filed and an Amended Certificate of Title was issued. A hearing should be set up within a week to complete the Motion for Writ of Possession.

Financials:

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

Operating Account	\$58,839.63
Money Market Account	<u>\$23,700.47</u>
Total Funds	\$82,540.10

Collection letters will be sent this month. Only twenty-two (22) homeowners have a balance at this time. Through today's date, 92.9% of 2017 assessments have been paid compared to 89.3% last year. There is currently one (1) active foreclosure. There have been three (3) new owners since the last meeting.

The April 2017 Collection Tracker was reviewed in detail. The attorney is moving forward with renewing the lien on a property where the foreclosure was recently dismissed. A foreclosure sale was recently held on another property and the bank will be taking title to the property. There were no requested actions.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is in good shape with 28% spent to date versus the budgeted amount of 25%. The funds for the clearing of the berm were taken from the contingency fund.

Minutes:

The minutes from the March 14, 2017 Board meeting were approved as written. Todd Murphy certified and signed the minutes in Larry Gress' absence. 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. Weed and lawn violations will begin in April.

An updated ARB Tracker was provided to the Board. There are currently two (2) outstanding ARC requests.

Old Business:

George Robertson will be riding with Carrie from The CAM Team for the bi-weekly drive through inspections.

A proposal was received from BrightView to install boulders along Harbor Island Drive at the entrance to prevent AT&T from parking on the lawn. A motion was made by Damon Heemstra to install 6-7 boulders at a cost not to exceed \$2,000.00 (including the cost for BrightView to prepare the area for the boulders - \$360.00). Todd Murphy seconded. The motion carried with four votes in favor; Liane Barkley was opposed. The Board discussed whether to put the boulders in a line, or whether to stagger them along the roadway. Flags will be placed where the boulders will be installed so that the Board can make a final decision as to placement.

A proposal was received from Banners and Signs to redo two signs posted at the park entrance - \$181.90. The Board approved the proposal.

The clearing of the top and rear of the berm has been completed. BrightView was authorized to add pine straw on the front of the berm from ground level to approximately half of the berm height. The pine straw will be installed on April 17th, along with new flowers at the entrance.

The painting of the front sign and stucco walls is currently in progress. The project will be completed tomorrow.

New Business:

Liane Barkley reviewed FCC rulings regarding installation and placement of satellite dishes. Management contacted the attorney and an ARC can be requested should a homeowner wish to install a satellite dish, and the ARC Committee can work with the homeowner to find a location that is acceptable to both parties.

There have been three submissions to the Virtual Suggestion Box: a question about a satellite dish, a request for assistance with a disabled vehicle parked on the street, and a request to make Harbor Island a gated community. Making Harbor Island a gated community is not possible within the current budget, and would require a significant increase in the annual assessments. In addition, a vote of the majority of homeowners would be required.

Liane Barkley and Kathy Melton are working together to make improvements to the community website, including the addition of a page of helpful numbers.

Liane Barkley is also working with Management to make improvements and corrections to the violation letters. She asked the Board to consider whether a letter should be sent out for a violation if it does not correspond to any relevant passage in the Covenants and Restrictions.

The Annual Meeting will be held on Tuesday, May 16th, 6:30 p.m., at the Paterson Elementary School Cafeteria. Three seats are up for election. Board assignments for the meeting are as follows:

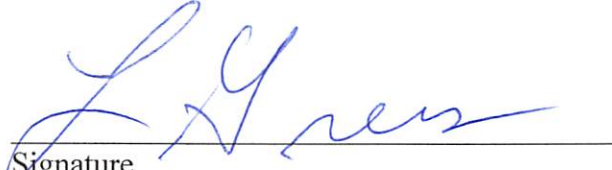
- George Robertson – State of the Harbor Island community and The CAM Team neighborhood bi-weekly inspections
- Damon Heemstra – Budget
- Liane Barkley – Virtual Suggestion Box and HOA website
- Carlos Berrios – Property values, curb appeal, and first impressions
- Norbert Wann – ARC members and how to expedite your request
- Todd Murphy – A better lawn needs TLC
- Larry Gress – Board members leaving; new volunteers are needed


George Robertson will select the May Yard of the Month recipient.

Norbert Wann asked about brightening the lettering on the signs. Banners and Signs was contacted and a clear coat or polish can be used without affecting the warranty on the letters. He also shared that one of the lights on the south side of the entrance is not as bright as the others. George Robertson offered to take a look at it.

Liane Barkley volunteered to compose a message that will be posted on the website stating that it is the official website for the Association, and that the HOA is not affiliated with the NextDoor website.

All business being completed, the meeting was adjourned at 8:15 p.m. The Annual Meeting will be held on Tuesday, May 16, 2017 at 6:30 pm.


Signature


Date