

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

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

Excused: Todd Murphy

Homeowners Present: None

Meeting called to order at 6:00 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, 2017 were:

Operating Account	\$38,640.19
Money Market Account	\$19,703.14
Total Funds	\$58,343.33

Only eight (8) homeowners have delinquent balances at this time. Statements were mailed on June 20th. Through today's date, 97.3% of 2017 assessments have been paid versus 93.2% at the same time in 2016. There are no active foreclosures and two (2) bank owned properties. There have been no new owners since the last meeting.

The July 2017 Collection Tracker was reviewed in detail. The outstanding balance owed by a bank that acquired a property through foreclosure should be paid in the near future. Another delinquent homeowner contacted Management and indicated that his property will be listed for sale within a couple of weeks. The outstanding balance will be collected once the property is sold. There were no requested actions.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association only spent 6.9% in June versus the budgeted amount of 8%. Overall, 53% has been spent to date versus the budgeted amount of 50%. Approximately \$5,000.00 of discretionary funds are available that can be used through the end of the year.

The agenda item under New Business concerning the water bill was taken out of order. The May and June water bills have been higher than normal. BrightView turned off the irrigation after the last meeting and just turned it back on July 3rd. Repairs to the water fountain in the park were made by George Robertson after a homeowner reported a leak. A motion was made by Damon Heemstra to turn off the water to the fountain to evaluate whether the fountain is contributing to the higher water bills. Larry Gress seconded. None opposed and the motion carried.

Minutes:

The minutes from the May 16, 2017 Annual Meeting and the June 13, 2017 Board meeting were approved as written. George Robertson certified and signed the minutes in Todd Murphy's 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. Two homeowners have been sent a mediation request by the attorney for continuing violations. Two additional homeowners were sent to the attorney for a legal letter requesting that their violations be corrected.

An updated ARB Tracker was provided to the Board. There is one outstanding request for the removal of a diseased oak tree. The homeowner has already removed the tree, so the request will be approved.

Old Business:

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

Installation of boulders along the north side of the entrance on Harbor Island Drive has been delayed by rain. The location of the boulders has been marked with flags.

Outstanding improvements to the HOA website include a “Helpful Links” page and a fillable ARB form. Liane Barkley offered to assist Management with the development of the fillable ARB form.

Berm repairs have been completed behind a residence on Dockside Drive. The homeowner has indicated that the drainage swale dug in his backyard by BrightView, the contractor, is not acceptable. A proposal to install a drainage system (at his expense) was requested by the homeowner but was never received. Concern was expressed about dirt still washing off the berm during heavy rains. BrightView has been contacted and they will address both of these issues.

New Business:

There have been no new submissions from the virtual suggestion box on the website.

The bank has taken possession of the property at 1301 Portside Drive. The former owner has vacated the premises.

A proposal was received from BrightView to spray the grapevines and potato vines on the rear of the berm - \$895.00. A motion was made by Carlos Berrios to accept the proposal. Larry Gress seconded. The motion carried with five votes in favor; Liane Barkley abstained.

Correspondence was received from St. Johns Water River Water Management District (SJRWMD) concerning a flooding complaint they received from a homeowner. Standing water was present within a swale located behind eighteen lots. Management contacted the engineer from SJRWMD and he agreed that a letter outlining responsibilities by homeowners on their private property per the Covenants and Restrictions should be sent. George Robertson will meet with Management next week to compose a letter. Paperwork also needs to be completed to transfer the operation and maintenance of the stormwater management system to the Association.

Sample violation letters were provided to the Board. The Board will review the letters in October and discuss any changes in November. The format of the violation letters will be reviewed annually.

The Association operates on a very tight budget. Damon Heemstra is working on a 3-5-10 year long range plan. A copy of the plan will be available to the Board prior to the next meeting. George Robertson reminded the Board that an increase in assessments should be considered for next year.

George Robertson shared that there was a recent accident at the intersection of Starboard Court and Harbor Island Drive. A truck ran into a Turner Pest Control truck and one of the vehicles ended up in a homeowner's yard.

Larry Gress asked if the clean-up approved at the last meeting has been done on the pond behind Dockside Drive and Hammock Bay Court. The work should be completed soon.

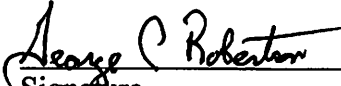
Damon Heemstra asked if complaints have been received about a resident who had an inflatable pool in the front yard. Board members expressed concern about water being left in the pool and about trash not being cleaned up for several days.

Norbert Wann reported that the lights on the oak tree on the south side of the entrance have not been coming on. BrightView will be notified.

Liane Barkley asked that the draft minutes be completed more quickly after the meeting so that they can be posted on the website.

A homeowner who expressed interest in joining the Board will be invited to the next Board meeting.

All business being completed, the meeting was adjourned at 7:13 p.m. The next meeting will be held on Tuesday, August 8, 2017 at 6:00 pm.


Signature

08-08-17
Date