

Harbor Island Board Meeting Minutes
Tuesday, October 10, 2017
The CAM Team Conference Room

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

Excused: Todd Murphy

Homeowners Present: One homeowner present.

Meeting called to order at 6:00 p.m. by President, George Robertson.

Financials:

The financials for September were emailed to the Board in advance of the meeting. The balances as of September 30, 2017 were:

Operating Account	\$31,559.10
Money Market Account	<u>\$15,752.25</u>
Total Funds	\$47,311.35

Only five (5) homeowners have delinquent balances at this time. Through today's date, 98.5% 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 has been one (1) new owner since the last meeting.

The October 2017 Collection Tracker was reviewed in detail. No actions were requested. A payment agreement was reached on one outstanding debt. The Board was advised should that homeowner default their agreed payment arrangement, legal actions can resume right where they left off.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association spent 9% in September versus the budgeted spending plan amount of 8%. With 75% of the year completed, the spending plan snapshot looks good. Damon Heemstra recommends a 10% increase in assessments for 2018 to build the contingency fund that was depleted in 2017.

Minutes:

The minutes from the September 19, 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. A concern was noted by the Board about a possible business being run out of a home in the Association. Management will issue a letter to the residents.

An updated ARB Tracker was provided to the Board. There are 2 outstanding requests on hold due to insufficient information provided.

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 were delayed by rain. Boulders will not be installed until repairs have been completed to the north entrance sign.

The north entrance sign repair is moving along. The concrete block and top rail have been poured. The contractor will wait a few days before adding the stucco. Once the stucco is completed they will need to wait about 10 days before painting. The replacement light has also been ordered.

The drinking fountain in the park was turned off for approximately three weeks so that water usage could be monitored. It has been found that the fountain is not the issue. While the September bill was high, the October bill came in lower than the water usage has been in a while. Norbert Wann mentioned less usage of water may be due to sprinkler shut-down by the rain censor during hurricane rains. George Robertson commented that this may suggest there is a leak in the sprinkler piping. Some follow-up should be done. The water consumption will continue to be monitored.

A letter was sent to homeowners identified in correspondence received from St. Johns River Water Management District concerning flooding issues (Lots 45-62 - Pirates Cove Lane, Harbor Island Drive, and Dockside Drive). Several homeowners have responded to the letter. Management is working with the SJRWMD engineer to determine the next steps as a meeting with the homeowners may be necessary.

A request for mediation was received from a homeowner concerning their front lawn. The mediator selected by the homeowner has stated they cannot appear at this meeting due to their schedule at this time. The homeowner was to request a different mediator.

New Business:

There were no current submissions to the Virtual Suggestion Box.

A draft copy of the 2018 Budget was presented to the Board showing an increase in assessments by 10%. The increase is being considered to build up the contingency fund. Damon Heemstra will be working with the accountant to finalize the budget for approval at the November meeting. Liane Barkley commented on the bad debt account asking if the name could be changed or a description can be added when mailing the budget out.

The homeowner present at the meeting is interested in being a part of the Board. George Robertson stated he is willing to accept Todd Murphy's resignation. A motion was made by Liane Barkley to appoint Linda Lopez to the Board. Larry Gress seconded. None opposed and the motion carried.

Larry Gress commented that the Garage Sale is scheduled for November 4, 2017 from 8 a.m. – 12 p.m.

Norbert Wann mentioned that he would like to see Damon continue with the 10 year forecast for the Association.

All business being completed, the meeting was adjourned at 7:15 p.m. The next meeting will be held on Tuesday, November 14, 2017 at 6:00 pm.

Linda M. Lopez
Signature

14 NOV 2017
Date