

Harbor Island Board Meeting Minutes  
Tuesday, February 14, 2017  
The CAM Team Conference Room

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

Excused: Todd Murphy and Norbert Wann

Homeowners Present: None

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

**Financials:**

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

Operating Account	\$51,768.77
Money Market Account	<u>\$21,986.68</u>
Total Funds	\$73,755.45

Reminder statements (68) were sent on Monday. In 2016, 98.3 percent of assessments were collected. Through the end of January, 72.9% of 2017 assessments have already been collected. A payment was received from the bank for a foreclosure on Portside Drive. Safe Harbor applied, so the balance on the account was written off. There is currently one active foreclosure.

The February 2017 Collection Tracker was reviewed in detail. A final demand letter will be sent if the homeowner has not responded to the Board member who was making contact.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category. The Association is below its spending plan as only 6.7% was spent in January versus the budgeted amount of 8%. Electrical expenses were slightly over budget. As of January 31<sup>st</sup>, 72.9% of assessments had been collected.

**Minutes:**

The minutes from the January 10, 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 and was discussed. George Robertson accompanied the compliance inspector on the last inspection. A homeowner on Dockside drive cut down a large pine tree and has posted on the NextDoor site that free firewood is available. The Board asked that a letter be sent. Parking on the grass is not considered a violation per the documents, but any grass damaged will have to be addressed.

An updated ARB Tracker was provided to the Board. There is one outstanding request for the replacement of windows. The request was approved.

**Old Business:**

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

Action to address AT&T's refusal to park on the street when working on the equipment at the entrance was tabled pending receipt of pricing for boulders from Todd Murphy.

NiteLites has removed the non-functioning lights from the entrance sign and has added temporary lighting. The lights that were removed will be repaired and reinstalled. All of the lights will be put on commercial copper stakes. NiteLites apologizes that it took so long to get this taken care of, and they will be installing two digital GPS based timers at no charge to the Association.

Sprinkler and water usage is being monitored and is back in the normal range. The current bill is \$53.45. Randall Holmes, with BrightView has taken ownership of the irrigation clock. A meeting was held at his office the day after the January Board meeting. Randall will be the responsible party for the clock and watering times going forward.

The front entrance signs and walls are on track to be painted. A 50% deposit has been paid to Banners and Signs. They are in the process of matching the colors and working with a vendor to get the Rhino Shield paint. A proposal was received from BrightView to move nine sprinkler heads so that they no longer hit the sign - \$300.00. A motion was made by Larry Gress to approve the proposal. Damon Heemstra seconded. None opposed and the motion carried.

**New Business:**

A proposal was received from Landscape Remedies for cleanup of the back side of the berm - \$4,695.00. A motion was made by Carlos Berrios to approve the proposal. Larry Gress seconded. The motion carried with four votes in favor. Liane Barkley abstained.

A quote was received from BrightView to install pine straw on the berm. The matter was tabled until the berm cleanup is completed. An additional quote for installation of pine straw will be requested from Landscape Remedies.

A new volleyball net has been ordered for the park.

All business being completed, the meeting was adjourned at 7:22 p.m. The next meeting will be held on Tuesday, March 14, 2017 at 6:30 pm.

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Signature

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Date