

HARBOR ISLAND OWNERS ASSOCIATION, INC.
ANNUAL MEETING
MAY 16, 2017
PATERSON ELEMENTARY SCHOOL CAFETERIA

The meeting was called to order at 6:30 p.m. by President, George Robertson.

George Robertson welcomed those in attendance and introduced the Board members:

George Robertson, President
Todd Murphy, Vice-President
Damon Heemstra, Treasurer
Larry Gress, Secretary
Norbert Wann, Architectural Review Board
Liane Barkley, Architectural Review Board
Carlos Berrios, Architectural Review Board

Kathy Melton, CAM represented The CAM Team.

A quorum was not established, so the Board proceeded with an unofficial meeting for the residents who attended.

Proof of Notice was provided showing the notification of the Annual Meeting was sent out in accordance with statutory guidelines.

The minutes from the 2016 Annual Meeting were certified and signed by Larry Gress.

Comments from the President:

George Robertson shared that Harbor Island is a nice subdivision and has some of the lowest assessments in the area. Financially, the Association is very secure but there is not a lot of excess funds built in to the budget. The Board meets once per month and reviews expenses to make sure the Association is on track. No major expenses are anticipated this year. The Board pays close attention to the ponds due to a weir having to be repaired a couple of years ago.

The 2016 year-end report was mailed out to homeowners with the Annual Meeting Notice. Damon Heemstra shared that the Association has spent 38% to date in 2017 versus the budgeted amount of 33%. A number of expenses were front loaded this year, including the clearing of the berm and the painting of the front sign. These expenses will balance out as the year goes along. Approximately 95% of assessments have been collected so far, with only fifteen (15) households out of 300 still owing at this time.

Liane Barkley shared that she has been on the board for a year and a half and it has been her mission to improve communications between the HOA and homeowners. Over the past year, improvements have been made to the violation letters. The letters have been customized to give them a friendlier tone and to make them clearer. Improvements have been made to the HOA website, including the addition of a Virtual Suggestion Box where residents can submit requests to the Board and Management anonymously. Submissions are reviewed at each Board meeting. Improved instructions have been posted for ARB requests. Draft minutes are posted on the website as soon as possible after each

meeting. Helpful information will be added to the website in the near future so residents know who to contact for various issues. The Board welcomes community feedback.

Carlos Berrios provided a Comparative Market Analysis (CMA) to give homeowners an idea of how housing values are doing in the community. Over the past six months, twelve houses have sold and two are currently pending. Last year, values were \$105.00 per square foot versus \$112.53 per square foot this year. A clean, nicely maintained yard and freshly painted exterior will help you sell your home. First impressions sell a home. A Realtor can provide a CMA to give a homeowner an idea of the current value of their home.

Norbert Wann shared that he is one of three members on the Architectural Review Board. The purpose of the ARB is to retain the community standards established by the Covenants and Restrictions. The ARB reviews submissions for exterior changes and improvements and strives to retain housing values in the neighborhood. Changes that are not for the common good are not approved. The ARB has thirty days to approve a request, but the average approval time is ten days. Your request can be expedited if the ARB form is complete and all necessary information is provided. The ARB needs a mental picture of what it is that you want to do. Details are important, such as submitting color/paint information when painting, or providing a site plan with trees marked when requesting permission to remove trees. Good contact information should also be provided in case the Committee has any questions. At least two of the three members must approve a request. An approval letter will be mailed to the homeowner once a request is approved.

Todd Murphy has been on the Board for eight years and his focus has been on landscaping. He is a landscape designer and has worked hard to beautify the entrance to the neighborhood. He is willing to help residents who are having issues with their lawn. Todd reminded those in attendance that we have been in a severe drought, so more watering of lawns is necessary and lawns should be treated for chinch bugs and sod webworms. The berm was recently cleaned up because grapevines were taking over, and can now be maintained going forward. There is no irrigation on the berm, so plant material has died due to the drought. The Board will need to consider stabilization of the berm in the future.

Larry Gress reported that a Board member has indicated that he will be stepping down later this year. New volunteers are needed. One homeowner has expressed interest in joining the Board, but additional help is always welcome. Larry handles the front message board sign and asked homeowners to submit ideas for the sign through the Virtual Suggestion Box on the website.

As a quorum was not present, an election could not be held.

Residents' Forum:

A homeowner expressed concern about parking on the street, and asked the Board to enforce the covenants with respect to recreational vehicles and parking. He suggested inviting Sheriff Daniels to a meeting so that residents can discuss parking on the street.

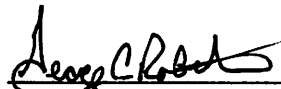
A homeowner commended Liane Barkley's efforts to improve the violation letters, and asked if the Board has been able to measure the effectiveness of the letters. The Board reviews violations at each meeting, and ongoing violations are forwarded to the attorney for further action. The homeowner asked what is being done to make sure that exterior changes are submitted to the ARB for review. George Robertson rides the community every two weeks with the compliance inspector from The CAM Team. Any changes are noted and a letter is sent. Management was asked if rentals are increasing or staying the same. Many of the recent sales appear to be homeowners who will be occupying the home.

Concerns were expressed about the yards of rental properties. The homeowner stated that changes to the berm were positive, but a long term plan needs to be put in place. Improvements to the berm, street signs, etc. need to be included in the long range plan.

A homeowner asked that the Board consider additional lighting at the entrance, especially in the island. The Board has talked about uplights on the island, but the problem is getting electricity run to this area. A suggestion was made to use reflective paint on the curb. Florida DOT has awarded a contract to install street lights along US 17.

The Board meets the second Tuesday of each month at 6:30 p.m. at The CAM Team offices. Homeowners are encouraged to attend.

All business being completed, the meeting was adjourned at 7:40 p.m.



Signature

07-11-17
Date