

Harbor Island Board Meeting Minutes  
Tuesday, January 9, 2018  
The CAM Team Conference Room

Present: Damon Heemstra, Larry Gress, Linda Lopez, and Liane Barkley; George Robertson via Telephone; Kathy Melton and Gina Cabral represented The CAM Team.

Excused: Norbert Wann and Carlos Berrios

Homeowners Present: None

Meeting called to order at 6:02 p.m. by President, George Robertson.

**Financials:**

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

Operating Account	\$28,718.84
Money Market Account	<u>\$19,462.49</u>
Total Funds	\$48,181.33

Only five (5) homeowners have delinquent balances at this time. There are two (2) homeowners on agreed payment arrangements. Through today's date, 98.9% of 2017 assessments have been paid versus 98.3% at the same time in 2016. Outstanding receivables as of December 31, 2017 were \$2,679.73. There are no active foreclosures and two (2) bank owned properties. There have been two (2) new owners since the last meeting

As of the meeting, 51.5% of the 2018 assessments have been collected.

The January 2018 Collection Tracker was reviewed in detail. No actions were requested.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category for the year 2017. In total, the Association went over budget by about \$1900. This is due in part to the big expenses such as the berm repair, water usage and landscaping. For 2018 the budget looks adequate for each category. There is nothing in the long term plan for large expenditures. The Contingency Fund is currently \$9,889.00, as long as nothing big happens, that money will be moved to the Money Market account at the end of 2018 to help build that account up.

**Minutes:**

The minutes from the November 14, 2017 Board meeting were approved as written. Linda Lopez 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. Letters were sent to a resident for painting their home without prior ARB approval. The ARB will discuss and then notify the management company how they want to proceed with the violation.

An updated ARB Tracker was provided to the Board. There are 2 requests that were just submitted the day of the meeting.

**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 have been completed. The boulders seemed to have deterred AT&T from parking on the grass as it was reported they recently were parked on the road with cones near their vehicle.

The north entrance sign repair is completed. All letters are the correct size and match.

Since the Association is responsible to work with homeowners to correct any issues within the swale, the Association will schedule David DeLarm, from DeLarm Excavating, along with the homeowners, to look at the swale on the properties affected and to provide suggestions on what can be done to resolve the flooding. A future Saturday will be picked and notice will be sent to the residents.

A request for mediation was received from a homeowner concerning their front lawn. The Attorney has located a mediator in Clay County to conduct mediation. It was advised that continuing with mediation at this time is appropriate, as the property in question has been out of compliance for a long period of time and the issue needs to be resolved. The Attorney will schedule mediation.

**New Business:**

There was a submission to the Virtual Suggestion Box asking for the Board Meeting Minutes to be uploaded in a timelier manner. The minutes are uploaded once approved at the next Board of Directors meeting.

The Attorney began locating the required documents for the St. Johns River Water Management District to transfer ownership to the HOA properly when it was determined that it had previously been completed by SJRWMD.

The flowers at the front entrance were affected by the cold freeze, they will be pulled this week and new flowers will be installed. This is all a part of the regular winter rotation.

George Robertson mentioned that the Yard of the Month sign was beginning to look worn. He suggested that the sign should be replaced. The CAM Team will take the old sign to obtain quotes on a new one.

All business being completed, the meeting was adjourned at 7:03 p.m. The next meeting will be held on Tuesday, February 13, 2018 at 6:00 pm.

Lynda M. Lopez  
Signature

13 Feb 2018  
Date