

Harbor Island Board Meeting Minutes
Tuesday, February 13, 2018
The CAM Team Conference Room

Present: George Robertson (President), Larry Gress (Vice-President), Damon Heemstra (Treasurer), Linda Lopez (Secretary), Norbert Wann (ARB), Carlos Berrios (ARB), and Liane Barkley (ARB); Kathy Melton and Gina Cabral represented The CAM Team.

Excused: None

Homeowners Present: Two homeowners present.

Meeting called to order at 5:57 p.m. by President, George Robertson.

The homeowners in attendance requested information on the progress to control erosion of the berm. Dirt is washing away from the top of the berm down and could potentially damage their fence. Plants that are low maintenance and drought tolerant are needed on the top of the berm to control erosion. The Board will be discussing the berm at future meetings, including what can be planted and how homeowners that live along the berm can help with the process.

The homeowners also mentioned that would be willing to help with pond clean up if the Board is interested.

Financials:

The financials for January were emailed to the Board in advance of the meeting. The balances as of January 31, 2018 were:

Operating Account	\$57,447.67
Money Market Account	<u>\$19,463.33</u>
Total Funds	\$76,911.00

Past due statements were sent out on February 5, 2018. Through today's date, 84.3% of 2018 assessments have been collected. Outstanding receivables as of January 31, 2018 were \$18,744.06, with \$3,636.40 of that belonging to the four (4) accounts that were delinquent at the end of 2017. There are no active foreclosures and two (2) bank owned properties. There have been no new owners since the last meeting.

The February 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 2018. It was reported that the electric bill was nearly double and will be monitored next month as this could be due to the Christmas lights on the signs for December. The expenses for the month of January were 6.7% versus the 8% for the month.

Minutes:

The minutes from the January 9, 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 Architectural Review tracker was provided to the Board. There are currently two (2) outstanding requests. The owner of the home that was painted without ARB approval has submitted paperwork, however additional information had to be requested.

An updated violation tracker was provided to the Board. The Board discussed violations that pertained to window coverings that are seen from the street. The Covenants do address exterior repair and maintenance including window coverings. A letter will be sent if the window coverings are not of pleasing appearance as per the Covenants.

Old Business:

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

The Association has set a date with Delarm Excavating to meet with the residents specified in the St. Johns River Water Management District (SJRWMD). A letter will be sent to the residents stating that David Delarm, along with a member of The CAM Team, will meet with them on March 17, 2018 to discuss options for repairing the swale per the SJRWMD letter.

A request for mediation was received from a homeowner concerning their front lawn. Association Attorney, Ted Brown, will be scheduling with the mediator within the next few weeks.

New Business:

There was a submission to the Virtual Suggestion Box asking for the Board Meeting Minutes from December 2017 to be updated, along with the minutes from January 2018. There was no meeting in December 2017 due to the holidays. The January 2018 approved minutes will be uploaded as quickly as possible. Draft Minutes from each meeting will be uploaded as quickly as possible after the scheduled meeting.

With the recent freezing temperatures, a number of the fish died in the ponds. Complaints were sent to management regarding Pond #5. Aquatic Systems personnel were onsite for the regular monthly maintenance, which including 30 minutes of dead fish removal. Any additional time for removal of the fish would require authorization at a cost of \$100.00/hour. George Roberson approved an additional hour to clean up the remaining fish.

Pond #5 has five (5) granted easements located around the pond. All five easements are blocked by fences, trees, or bushes. Aquatic Systems personnel are not able to access the whole pond due to no open easements to put a boat in the pond, and trees and shrubs in several areas block the technician from being about to access the entire perimeter of the pond. Kathy Melton and George Robertson looked at the five granted easements to determine which one would be best for access. Aquatic Systems was consulted and they do not feel that any of the access points are suitable. The perimeter of the pond can easily be maintained with an ATV and backpack sprayer. After discussion, the Board agreed that letters should be sent to homeowners who have heavy brush and trees blocking access requesting that it be cut back (provided that the trees and bushes are not in a preserve area noted on a survey). The Covenants and Restrictions for Harbor Island require that residents maintain the property to the water's edge if they live on a pond.

The Board received two (2) quotes for a new yard of the month sign. The cost was higher than anticipated so the matter was tabled and the current sign will be used.

BrightView provided a proposal to canopy the oak trees at the front entrance. The matter was tabled so that an additional quote can be requested from a tree company.

The Crepe Myrtles will be trimmed during the next landscaping visit.

The Annual Meeting is tentatively scheduled for May 15, 2018 as the second Tuesday is currently booked at Patterson Elementary.

The "I" on the north sign is still not placed correctly. Management will contact the vendor.

All business being completed, the meeting was adjourned at 7:27 p.m. The next meeting will be held on Tuesday, March 13, 2018 at 6:00 pm.

Linda M. Lopez
Signature

March 13, 2018
Date