

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

Present: 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: George Robertson (President), Larry Gress (Vice-President)
Homeowners Present: None

Meeting called to order at 6:28 p.m. by Treasurer, Damon Heemstra.

Financials:

The financials for February were emailed to the Board in advance of the meeting. The balances as of February 28, 2018 were:

Operating Account	\$62,535.79
Money Market Account	<u>\$19,464.08</u>
Total Funds	\$81,996087

Past due statements were sent out on March 2, 2018. Through today's date, 90.5% of 2018 assessments have been collected. Outstanding receivables as of February 28, 2018 were \$10,390.40. There are no active foreclosures and two (2) bank owned properties. There has been one (1) new owner since the last meeting.

The February 2018 Collection Tracker was reviewed in detail. Liane Barkley made a motion to send a certified letter to one account requesting the balance owed to be paid in full. Carlos Berrios seconded. All approved. Carlos Berrios made a motion to turn one account over to Attorney Sean Murrell for a Notice of Intent to Lien. Liane Barley seconded. All approved.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category for the year 2018. According to the report, all expenses are within line according to the budgeted spending plan. The expenses for the month of February were 5.3% versus the 8% for the month.

Minutes:

The minutes from the March 13, 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.

An updated violation tracker was provided to the Board. Damon Heemstra made a motion to move forward with mediation for the property located on Harbor Island Drive. Linda Lopez seconded. All approved.

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 was 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. Attorney, Ted Brown has been in contact with the mediator, Luis Guzman. Dates will be provided to the Board to finalize scheduling.

Pond #5 issues remain open. A letter was sent to three (3) properties along the pond. The letter stated that due to the increased vegetation on their property, Aquatic Systems is unable to fully access the pond and treat the pond as per their agreement with the Association. To date, no response has been received.

Prices to remove the deer carcass from the pond were received. Prices ranged from \$395 to \$489. Liane Barkley mentioned that this is possibly something that is easily removed and requested information be obtained from the homeowner(s) about the specific location.

New Business:

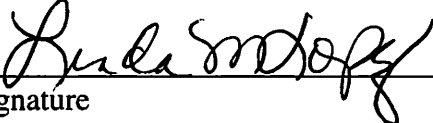
There were no submissions to the Virtual Suggestion Box.

George Robertson contacted Pat's Nursery and Todd Murphy from Brightview in regards to ground cover plants for the berm as discussed at the last meeting. Gina Cabral reported that after speaking with Todd Murphy and Randall Holmes from Brightview it was noted that the dead vegetation needs to be removed from the berm before anymore planting can be done in that area. The concern is when removing the dead vegetation, it will cause the berm to erode more causing more of an issue to the homes along the berm.

Proposals were received to trim and canopy the two large oak trees at the entrance of the neighborhood. After discussion, the Board tabled trimming these trees for now.

The Annual Meeting is tentatively scheduled for May 15, 2018 as the second Tuesday is currently booked at Paterson Elementary. Norbert Wann noted that he would not be in attendance at the Annual Meeting due to a prior obligation.

All business being completed, the meeting was adjourned at 7:30 p.m. The next meeting will be held on Tuesday, April 10, 2018 at 6:00 pm.



Signature

Date