

Harbor Island Board Meeting Minutes
Tuesday, April 10, 2018
The CAM Team Conference Room

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

Excused:

Homeowners Present: None

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

Financials:

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

| | |
|----------------------|--------------------|
| Operating Account | \$62,671.08 |
| Money Market Account | <u>\$19,464.87</u> |
| Total Funds | \$82,135.95 |

Collection notices were sent out on April 2, 2018. Through today's date, 94.2% of 2018 assessments have been collected versus the 93% this time last year. Outstanding receivables as of March 31, 2018 were \$6,625.04. There are no active foreclosures and two (2) bank owned properties. There have been three (3) new owners since the last meeting.

The April 2018 Collection Tracker was reviewed in detail. Larry Gress made a motion to approve one (1) outstanding account to receive a Pre-Suit Demand Notice from Attorney Sean Murrell since the balance has not been paid. Damon Heemstra 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 March were 6.4% versus the 8% for the month. Overall, 18% of the yearly budget has been spent to date.

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 no outstanding requests.

An updated violation tracker was provided to the Board. An email will be sent to the investor property that is currently in noncompliance before moving forward with legal action.

Old Business:

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

David Delarm from Delarm Excavating & Gina Cabral from The CAM Team met on property on March 17, 2018 to walk the swale specified in the St. Johns River Water Management District (SJRWMD). A report was provided by Gina Cabral with the suggestions from David Delarm. Many residents have some kind of structure that is blocking the flow of water within the swale. While most all of the homes have a fence installed within the swale, David stated that the fences are not as large of a problem as the ones that have installed structures, rocks, and gardens within the swale. A fence that has room for water to flow at the bottom is ideal for a swale. The Board requested that a letter be sent to the residents along the swale outlining what was found by the contractor and what should be done to eliminate the flooding issue in their backyards. .

Mediation was completed on the continued noncompliance for front lawn. There is a signed agreement on file with the mediator that the yard will be sodded within 30 days.

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. No response from the residents have been received, nor has any changes been made to the rear of their property along the pond. Another letter will be sent addressing the issue and informing the residents that the Association will take action and they will incur the cost for such action.

The deer carcass that was previously floating in Pond #5 has not been seen since. Management reached out to a resident for confirmation that nature took care of the problem, but the phone calls went unanswered.

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 previously discussed. Plant information from Pat's Nursery has been provided on three (3) different types of plants, each costing \$3.95 per 1 gallon container. The Board has agreed to match the cost of the preferred plants, up to \$250.00, for residents living along the berm that would like to install such plants to prevent further berm eroding. A letter will be drafted and sent to the residents who live along the berm with the plant information and pricing.

It was reported that one of the south sign lights is flickering, Management will contact NiteLites to have them repair the fixture.

The Annual Meeting is tentatively scheduled for May 15, 2018 as the second Tuesday is currently booked at Paterson Elementary. A request was sent to Paterson Elementary, we are currently awaiting confirmation. There will be three (3) Board of Directors positions open, George Robertson, Damon Heemstra, and Larry Gress. Both Linda Lopez & Norbert Wann will be unable to attend the Annual Meeting due to prior obligations.

All business being completed, the meeting was adjourned at 7:48 p.m. The next meeting will be the Annual Members meeting which is tentatively scheduled for May 15, 2018.


Signature

6-12-18
Date