

Harbor Island Board Meeting Minutes  
Tuesday, June 12, 2018  
The CAM Team Conference Room

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

Excused: Linda Lopez (Secretary)

Homeowners Present: None

Meeting called to order at 6:00 p.m. by President, George Robertson

George Robertson informed the Board that were not able to attend the Annual Meeting that there was not a quorum of members, nor was there a quorum of Board Members. With no quorum there was no official meeting. Annual Meeting notes were taken and will be provided to the Board for review. They will not be official meeting minutes.

**Financials:**

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

Operating Account	\$55,794.82
Money Market Account	<u>\$19,466.53</u>
Total Funds	\$75,261.35

Through May 31, 2018, 97% of the 2018 Assessments have been paid versus the 96.4% this time last year. Outstanding receivables as of May 31, 2018 were \$2,611.27. There have been three (3) new owner since the April meeting.

The June 2018 Collection Tracker was reviewed in detail. The Board approved the requested actions: five (5) Notices of Intent to Lien, one (1) Claim of Lien, and three (3) small balance notices.

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 May were 5.5% versus the 8% for the month. Overall, 32% of the yearly budget has been spent with 42% of the year completed.

**Minutes:**

The minutes from the April 10, 2018 Board meeting were approved as written. George Robertson 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 three (3) outstanding requests.

An updated violation tracker was provided to the Board. The Board approved sending two (2) properties to Attorney Ted Brown for covenant mediation notices. A property that previously went to mediation has not complied with the agreed upon agreement. Attorney Ted Brow will send a notice to the homeowners requesting action before moving forward with a lawsuit.

## **Old Business:**

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

On April 26, 2018, notices were sent to residents along the swale specified in the St. John River Water Management District (SJRWMD) notice. The notices outlined what was found when David Delarm from Delarm Excavating walked the properties. These notices also included what those residents could do to eliminate the flooding issue that may or may not occur in their backyard. To date, The CAM Team has received responses from three (3) residents that claim they do not have an issue or something that could cause an issue.

## **New Business:**

There were no submissions to the Virtual Suggestion Box.

The Board agreed that the Board positions for the 2018-2019 year will remain as follows:

President	George Robertson
Vice-President	Larry Gress
Secretary	Linda Lopez
Treasurer	Damon Heemstra
ARB Member	Norbert Wann
ARB Member	Carlos Berrios
ARB Member	Liane Barkley

The May yard of the month was missed. George Robertson asked the Board how they wanted to handle the use of the May gift card. The Board agreed that the card will be kept to be used next year.

The Board received a complaint about pot holes within Harbor Island. Kathy Melton with The CAM Team recently drove the community and was able to report eight (8) pot holes to Clay County Public Works for repair. The CAM Team will continue to monitor and follow up with Clay County Public Works as needed. Pot holes are not repaired by any specific vendor to Harbor Island, residents are encouraged to report any pot holes to Clay County Public Works as The CAM Team reports these as a courtesy to the Association. Clay County Public Works responds better when multiple complaints are filed.

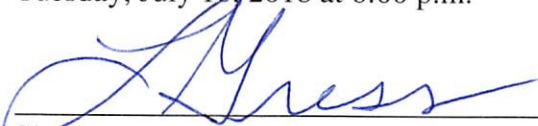
The south sign light is still flickering. NiteLites was contacted and has recommended that the Board replace the lights that there is no guarantee that a repair would fix the problem. The CAM Team contacted Allstate Electric to provide an additional quote on replacing the lights. The Board has agreed that the lights can be replaced with the same lights that are at both Oak Trees. Allstate Electric & BrightView will provide quotes to replace the lights. The Board would like to see the lights working before July 4, 2018.

BrightView Landscaping provided a proposal to replace sod along Highway 17 where the street lights were installed. Florida Department of Transportation was contacted because when the project was completed, they replaced sod with Winter Rye that has now burnt off and is in need of replacing. FDOT will be sending someone out to take a look at the area and assess what needs to be done. The CAM Team will continue to monitor and follow up as needed. The proposal from BrightView was tabled.

The Board approved to order a new volleyball net for the park. The price for the net is \$128.00 plus shipping charges.

One of the trash cans at the park has been damaged and is in need of replacement. The trash can that was ordered previously has gone up and price. The CAM Team will look into a more durable trash can at a lower cost.

All business being completed, the meeting was adjourned at 7:06 p.m. The next meeting will be on Tuesday, July 10, 2018 at 6:00 p.m.

  
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Signature

7-10-2018  
Date