

Harbor Island Board Meeting Minutes
Tuesday, February 12, 2019
The CAM Team Conference Room

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

Excused: Larry Gress (Vice-President)

Homeowners Present: Two (2) homeowners present.

Meeting called to order at 6:15 p.m. by President, George Robertson

A new homeowner in the community attended the meeting for information on what is going on within the Association.

A second homeowner present presented a request he would like to submit to the ARB for a cover over his RV. He provided documents with his intentions and requested to know if this type of request would be approved before he submitted it. The Board and ARB will review and the manager will be in touch with the homeowner.

Financials:

The financials for January emailed to the Board in advance of the meeting. The balances as of January 31, 2019 were:

Operating Account	\$57,493.88
Money Market Account	<u>\$36,451.97</u>
Total Funds	\$93,945.85

There were three (3) new homeowners since the January meeting.

As of January 31, 2019, 74% of the 2019 Assessments have been collected. Past due statements went out on February 11, 2019. Outstanding receivables as of January 31, 2019 were \$20,611.29.

The January 2019 Collection Tracker was reviewed. There is currently one (1) bank foreclosure and one (1) association foreclosure. No actions were requested this month.

Damon Heemstra provided a spreadsheet to Board members detailing expenditures by budget category for the January 2019. According to the report, all expenses were within line according to the budgeted spending plan. The expenses for the month of January were 6.6% versus the 8% for the month. There was a transfer into the Money Market account that needs to be reversed. Damon spoke of the ten year spending plan and what the anticipated expenses for 2019 would be. The park fence and entrance sidewalk would be the expense for 2019 should they need repair.

Minutes:

The minutes from the January 8, 2019 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 is currently one outstanding request.

The Board discussed the request for an RV cover. The documents state that Carports will not be permitted. Since the documents do not allow for a carport, the request cannot be approved.

The ARB will be drafting a set of reasonable guidelines for requests that are submitted for review.

An updated violation tracker was provided to the Board. No actions requested.

Old Business:

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

New Business:

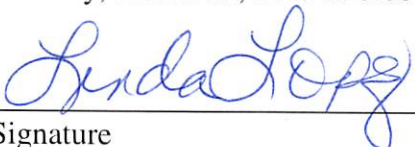
There were two (2) submissions to the Virtual Suggestion Box.

One request was for the tree at the south end of the entrance that the county is responsible for should be trimmed back. Florida Department of Transportation was contacted to have the tree trimmed. Also a complaint about a new pot hole was reported to Clay County for repair.

Another email was concerned over the Board's decision to not replace a trash can at the park. There are currently two other trash cans located at the park that are emptied each week the landscapers are on property. Should the need arise for an additional trash can, the Board will review.

A motion was made by Liane Barkley to Amend the Harbor Island Bylaws Article V, Meetings. Section 2 will be changed from "a quorum shall consist of five or more members in attendance" to "a quorum shall consist of a majority of the Board." Section 4 stating "A Board Code of Ethics, a separate attachment to these Bylaws shall be followed" will be stricken from the Bylaws. Damon Heemstra seconded. All approved. The document was signed by President George Robertson and will be recorded with the Clay County Clerk of Courts.

All business being completed, the meeting was adjourned at 7:56 p.m. The next meeting will be on Tuesday, March 12, 2019 at 6:00 p.m.



Signature

Date