

**HARBOR ISLAND OWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING / UNOFFICIAL MEETING MINUTES**  
**MAY 15, 2018**  
**PATERSON ELEMENTARY SCHOOL CAFETERIA**

The meeting was called to order at 6:30 p.m. by President, George Robertson.

A quorum was not established, so the Board proceeded with an unofficial meeting for the residents who attended.

George Robertson welcomed those in attendance and introduced the Board members present:

George Robertson, President  
Larry Gress, Vice President  
George Buckland, Secretary  
Liane Barkley, Architectural Review Board  
Carlos Berrios, Architectural Review Board

Gina Cabral, CAM & Randall Houston represented The CAM Team.

Proof of Notice was provided showing the notification of the Annual Meeting was sent out in accordance with statutory guidelines.

No minutes were certified due to no Board quorum or member quorum.

**Comments from the President:**

George Robertson welcomed all the homeowners in attendance and thanked them for taking the time to come to the Annual Membership Meeting.

George then introduced the Board of Directors for Harbor Island:

- Vice President Larry Gress
- Secretary George Buckland
- Treasurer Damon Heemstra
- Carlos Berrios of the ARB
- Liane Barkley of the ARB
- Linda Lopez of the ARB

Gina Cabral, the Community Association Manager for Harbor Island gave a report on the state of Harbor Island. The Association is financially strong as they currently have the equivalent of approximately 6 months of monthly operating expenses in the Money Market account.

The April financials were as follows:

- Operating Account Balance ending April 30, 2019: \$61,909.27
- Reserves/Money Market ending April 30, 2019: \$32,622.78
- Total ending April 30, 2019: \$97,532.05

There are currently 17 homeowners that have not paid their 2019 assessments. That gives the Association a 5% delinquency rate which is good for an Association this size.

There is currently 1 home in Mortgage Foreclosure, 1 home in Association Foreclosure and 1 bank owned property.

There are approximately 56 investment homes Harbor Island. That is an 18.6% rental rate.

There were 17 new homeowners in Harbor Island this past year.

A financial statement is available for homeowners for year ending 2018. Homeowners can email their request in and one will be sent to them via email.

Liane Barkley shared how the Board selects the Yard of the Month. They base their decision off of exterior appearance, also looking for improvement on properties. They avoid giving it to the same homeowners over and over again. A \$50.00 gift card is awarded along with a sign that will be placed in the yard for that month. There is no selection in the winter months, but an award is given out for best Halloween & Christmas decorations.

The process of submitting a request was explained to those in attendance. It was mentioned that residents should always request approval before moving on a project.

Liane also discussed that the only official website for information on Harbor Island is HarborIslandHOA.com. Next Door is not an official HOA endorsed site and residents should be cautious when obtaining information from there regarding the community.

Carlos Berrios provided a Comparative Market Analysis (CMA) to give homeowners an idea of how housing values are doing in the community. Over the past six months, six houses have sold. The average cost per square foot is \$106.74.

As a quorum was not present, an election could not be held.

#### **Residents' Forum:**

A homeowner mentioned the large amount of rental properties within the community and stated that there should be a way to make the community less desirable for rentals. It was explained that most of the investment properties have come from bank foreclosures and there is nothing that the Association can do about that.

Some residents had concerns over trash being placed out in the street before trash day and how items are not being bagged up property.

The Board meets the second Tuesday of each month at 6:00 p.m. at The CAM Team offices. Homeowners are encouraged to attend.

All business being completed, the unofficial meeting was adjourned at 7:13 p.m.

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Signature

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Date