

HARBOR ISLAND OWNERS ASSOCIATION, INC.
ANNUAL MEETING / UNOFFICIAL MEETING MINUTES
MAY 22, 2021
HARBOR ISLAND COMMUNITY PARK

The meeting was called to order at 10:08 a.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
George Buckland, Secretary
Liane Barkley, Architectural Review Board
Carlos Berrios, Architectural Review Board
Linda Lopez, Architectural Review Board

Gina Cabral, CAM represented The CAM Team.

Larry Gress, Vice President and Damon Heemstra, Treasurer were not in attendance.

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.

Gina Cabral, the Community Association Manager for Harbor Island gave a report on the state of Harbor Island.

The April financials were as follows:

- Operating Account Balance ending April 30, 2021: \$55,117.07
- Reserves/Money Market ending April 30, 2021: \$68,778.54
- Total ending April 30, 2021: \$123,895.61

Harbor Island finished 2020 financially strong. 72.7% of the 2020 budget was spent. The remaining funds were transferred into the Money Market Account. 99% of the 2020 assessments were collected.

The current debt owed to the Association is \$7,349.95. There were six (6) first warning notices sent out to those that still owe their 2020 assessment.

Currently there are two (2) bank foreclosures and one (1) association foreclosure.

It was noted that The CAM Team will work with residents that need extra time to pay their assessment and that they should contact The CAM Team to discuss payment options.

There are approximately 69 investor homes in Harbor Island. Approximately 27 are corporate owned entities and 42 are resident owned investments.

There were 18 new owners in 2020.

Currently there are 173 open violations:

- 110 landscape related

- 17 trash/garbage can related

- 17 vehicle (boat, jet skis, camper, trailer etc)

Other violations include architectural, maintenance, fencing, signs, unsightly, vehicles, decorations and sports equipment.

In 2020 there were a total of 351 violation notices sent in Harbor Island:

- 210 Friendly Reminder Notices

- 80 Second Notices

- 61 Final Notices

Gina Cabral expressed that if you contact The CAM Team about a possible violation prior to management driving the community, a note will be made in the system to prevent notices. If you are working on your landscaping and it will take longer than expected, please contact The CAM Team so that they know you are in fact working on a violation. First notices are sent out in an effort to open the lines of communication with residents.

So far this year, 42 architectural requests have been submitted; 35 were approved with the remainder either being denied, withdrawn or not voted on yet. 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.

Yard of the Month was explained to those in attendance and how these homes are selected. 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.

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

George Robertson spoke to the residents in attendance about the common questions new owners usually have about Harbor Island. These topics included why the Association could not become a gated community and parking on the street.

Residents were encouraged to attend the monthly Board meetings the second Tuesday of each month at 6:00 p.m. at The CAM Team offices.

Residents' Forum:

A homeowner in attendance expressed interest in hosting a "Bark in the Park" type event. They stated that they would like to see some of the park utilized for dogs since many residents walk their dogs around the neighborhood. The Board requested that the homeowner interested create a plan to present to the Board on how to proceed with this while keeping the park clean and safe for the children that do utilize it.

All business being completed, the unofficial meeting was closed at 11:10 a.m.

Signature

Date