

**June 8, 2021 | 6:00 p.m.**

**Harbor Island Owners Association Board Meeting Minutes**

**The CAM Team / 1008-120 Park Avenue / Orange Park, FL 32073**

**Homeowners Present: None**

Board Members in Attendance:

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

President – George Robertson was excused.

Gina Cabral represented The CAM Team.

Meeting called to order at 6:03 p.m. by Vice-President, Larry Gress

**Financials:**

The financials for May were emailed to the Board in advance of the meeting. The balances as of May 31, 2021 were:

Operating Account	\$48,221.30
Money Market Account	<u>\$68,781.17</u>
Total Funds	\$117,002.47

There are currently two bank foreclosures, one association foreclosure and one bank owned property.

Final Notices were sent on May 5, 2021 to those that have not paid their 2021 assessment.

There are currently four (4) accounts that have not paid their 2021 assessment as of June 8, 2021. Management is requesting to turn over these accounts to the attorney to begin legal collections.

Damon Heemstra made a motion to approve Management’s request. George Buckland seconded. All approved.

A spreadsheet provided by Board Treasurer Damon Heemstra detailed expenditures by budget category for the month of May. The only area of concern at this time is legal costs due to the Association foreclosure. These costs will be recouped once that file is paid or closed.

Out of 300 homeowners, 247 received the early payment discount.

There are currently 190 open violations. No requests for attorney actions at this time.

There are two pending architectural request.

**Minutes:**

The minutes from the April 13, 2021 Board meeting were approved as written. George Buckland 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.

**Old Business:**

When schedules allow, George Robertson will be riding with Gina for the bi-weekly drive through.

**New Business:**

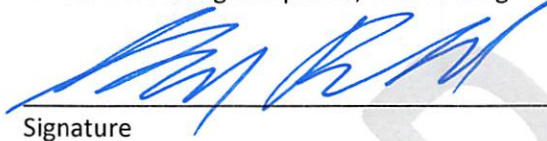
There was one submission to the virtual suggestion box in regards to the Annual Meeting minutes.

Management expressed concern over not being able to obtain quotes to have the front entrance signs repainted. A contractor has quoted \$500 each and that includes removing the letters and replacing the fasteners before they are mounted again. The Board tabled this for further review.

The insurance inspection report was reviewed. The insurance company is requesting mulch in certain areas of the playground be addressed. They are recommending a fall medium of 12 inches thick. Liane Barkley researched the current consumer products recommendations and that is 9 inches. Management will review with insurance company.

A previous proposal was received from Brightview for mulch installation, Larry Gress made a motion to approve the mulch proposal contingent on confirmation that it includes all playground equipment and not just the swings. Liane Barkley seconded. All approved.

All business being completed, the meeting was adjourned at 7:07 p.m.

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Signature

07/20/2021  
\_\_\_\_\_ Date