

July 20, 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: Two homeowners were present

Board Members in Attendance:

- ô President – George Robertson*
- ô Vice President - Larry Gress*
- ô Secretary - George Buckland*
- ô Treasurer - Damon Heemstra*
- ô ARB - Liane Barkley*
- ô ARB – Linda Lopez*

Carlos Berrios was excused.

Gina Cabral represented The CAM Team.

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

Financials:

The financials for May were emailed to the Board in advance of the meeting. The balances as of June 30 were:

Operating Account	\$44,964.75
Money Market Account	<u>\$68,784.28</u>
Total Funds	\$113,749.03

Total accounts receivables ending June 30, 2021 was \$4,701.69.

The two previous bank foreclosures have been dismissed. There is one association foreclosure.

There were four (4) accounts that were turned over to the attorney last month for collections, two have paid their balances and have been released from the attorney.

On July 1, 2021, Florida Statutes changed in regard to certain collection policies for HOAs and Condos. A Notice of Late Assessment must be sent prior to being sent a Notice of Intent to Lien. There is specific language and information that must be used in the new notice, and it must allow a past due owner 30 days to pay their balance prior to being sent a Notice of Intent to Lien or sent to a Collection Attorney (in this case, Sean Murrell).

Due to the strict requirements of this new legislation, the collection process is more time consuming and work intense. The collection fee for the 30-day NLA will be \$50 effective immediately. This will replace the current Final Warning Letter step that normally takes place.

The process for Harbor Island will remain the same. There will be no attorney turnover until June. The first warning notice will be sent in April, with the NLA being sent in May. There are charges for both of these that are billed BACK to the homeowner just like the collection fees an attorney charge.

A motion was made by Damon Heemstra to approve and sign the Harbor Island Collection Policy, George Buckland seconded. All approved. Each member of the Board signed the document to remain on file.

A spreadsheet provided by Board Treasurer Damon Heemstra detailed expenditures by budget category for the month of June. The 2021 budget was based on 300 homes paying \$200 in assessments. About 50 accounts did not receive the early pay discount which gives the association an additional \$400 over budget.

There are currently no violations to turn over to the attorney.

There is one pending arc request.

Minutes:

The minutes from the June 8, 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 thanking the Board for all the work that they do for Harbor Island.

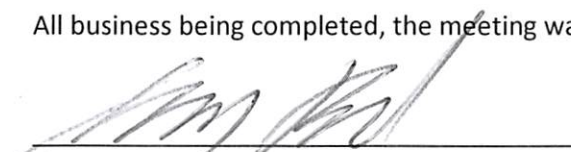
Three quotes were received to paint the front entrance signs. Liane made a motion to approve the proposal from Mitch Bulmer for a total of \$1,000. This will include both signs. Larry Gress seconded. All approved.

A proposal was received from Brightview to replace both irrigation clocks as they were recently damaged in a lighting strike. George Buckland made a motion to approve, George Robertson seconded. All approved.

A discussion about painting requests and what authority the Board has to approve and deny colors took place. The documents are not very clear about these guidelines. In the end, the Board requested management to contact the attorney with the following question:

"Are residents required to submit an ARC to paint their home, if so, the does the Board have the authority to deny said submission based on the resident's choice in color?"

All business being completed, the meeting was adjourned at 7:40 p.m.



Signature

09/14/2021
Date