

**September 14, 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:

- ∂ *President – George Robertson*
- ∂ *Vice President - Larry Gress*
- ∂ *Secretary - George Buckland*
- ∂ *ARB - Liane Barkley*
- ∂ *ARB – Linda Lopez*
- ∂ *ARB – Carlos Berrios*

Damon Heemstra was excused.

Gina Cabral represented The CAM Team.

Meeting called to order at 5:57 p.m. by President, George Robertson

**Financials:**

The financials for August were emailed to the Board in advance of the meeting. The balances as of August 31<sup>st</sup> were:

Operating Account	\$37,405.65
Money Market Account	<u>\$68,790.13</u>
Total Funds	\$106,195.78

Total accounts receivables ending August 31, 2021 was \$4,014.82

Four (4) accounts are currently delinquent. A motion was made by George Buckland to approve filing a lien on the past due accounts. Larry Gress seconded. All approved.

Board Treasurer Damon Heemstra emailed in a spreadsheet that detailed expenditures by budget category for the month of August. The Association is 67% of the year completed with their 2021 budget. 63.2% of the budget has been spent. Collections are above the spend plan basing it on \$200.00 x 300 homeowners. There are fifty three (53) homeowners that are paying the full assessment as they did not take advantage of the early pay discount.

One main area of concern noted was the irrigation line. New controllers were replaced in August and that is why the account is \$385 over the spending plan.

A violation report was provided to the Board for review. Management noted several properties that have hit the final stage of the violation process. A motion was made by Liane Barkley to approve turning the violations over to the attorney with conditions: three (3) properties would not be turned over until the next time they are in violation and one (1) would only be turned over once the attorney had a chance to review if the Board does in fact have authority to instruct a resident to remove the tree in question. George Buckland seconded. All approved.

There is one pending arc request. The ARB said that it is approved and asked that management let the homeowner know.

At the last Board of Directors meeting, the Board asked if residents were required to submit an ARB to make a painting change. If residents are required to submit a request and the ARB is not in favor, what part of the documents gives the Association that right to deny the color chosen?

**Article V – Land Use and Building Type – 7 – Construction and Alterations Subject to Approval of Architectural Control Committee** reads: No residence, structure, wall or swimming pool shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location of improvements with respect to topography and finished grade elevation.

According to Attorney Sean Murrell, this provision does create the standard “ARC aesthetic” right. The word “altered” is what gives the Board that right and would include the rights to approve exterior color.

Mr. Murrell offered two options to the Board if they wanted to research this further: 1) pull the provisions that provide the general ARC approval right and explain why he believes it would cover the paint color change or 2) conduct formal research on this including any developing law that could be ongoing in the State of Florida.

A motion was made by Larry Gress to accept the answer from Attorney Sean Murrell as written. Linda Lopez seconded. Liane Barkley was not in favor. The remaining Board members were in favor so the motion carried with majority approval.

**Minutes:**

The minutes from the July 20, 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.

Both entrance signs were recently painted. Management noted that both Oak Tree lights were not working and the lights on the north sign were not on at all. A motion was made by Larry Gress to approve up to \$500 for the electrical repair pending Board Presidents George Robertson review. Liane Barkley seconded. All approved.


Management contact Brightview to trim the flowers as they are now covering the lights on the south sign.

**New Business:**

There was one submission to the virtual suggestion box. The resident complained about contacting The CAM Team and being placed on hold for over an hour. Gina Cabral advised the Board that she was made aware of the issue when it occurred and worked to resolve the situation. The employee that was complained about was counseled. Gina Cabral advised the Board that it would not happen again.

Five (5) proposals were received for trimming the trees in the park. The Board narrowed the work down to two (2) vendors. Management will go back to the vendors and request additional cost for the two palms on the berm that are dead and will provide new price to the Board.

All business being completed, the meeting was adjourned at 7:31 p.m.

  
Signature \_\_\_\_\_ Date 10/17/2021