

February 8, 2022 | 6:00 p.m.

Harbor Island Owners Association Board Meeting Minutes

Watson Realty Corporation Fleming Island /4729 US-17 /Fleming Island, FL 32003

Homeowners Present:

Board Members in Attendance:

- ∂ *President – George Robertson*
- ∂ *Treasurer – Damon Heemstra*
- ∂ *Secretary - George Buckland*
- ∂ *ARB - Liane Barkley*
- ∂ *ARB – Carlos Berrios*
- ∂ *ARB – Linda Lopez*

Board Members Excused:

- ∂ *Vice President - Larry Gress*

Gina Cabral, Licensed Community Association Manager and Noah Ackerman represented The CAM Team.

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

Financials:

The financials for January were emailed to the Board in advance of the meeting:

Popular Operating Balance as of 01.31.2022	\$60,563.53
Popular Reserve Balance as of 01.31.2022	<u>\$68,804.54</u>
Total Balance as of 01.31.2022	\$129,368.07

Total accounts receivables ending January 31, 2022 was \$17,805.40

Board Treasurer Damon Heemstra provided a spreadsheet that detailed expenditures by budget category for the month of January. The Association spent 7.1% of the allotted 8.3% in the month of January. Approximately 85% of the homeowners in Harbor Island paid their assessment prior to January 31, 2022.

Damon Heemstra moved to move \$5,000 from the operating account to the money market account. Liane seconded the motion which was unanimously approved.

Minutes:

The minutes from the November 9, 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.

Violations:

A violation report was provided to the Board for review. There are currently twenty-five (25) open violations.

George Buckland moved to turn over a property on Harbor Island Drive to Attorney Sean Murrell for continued non-compliance. George Robertson seconded the motion which was unanimously passed.

Carlos Berrios moved to turn over a property on Dockside Drive to Attorney Sean Murrell for continued non-compliance. George Buckland seconded the motion which was unanimously passed.

The Board discussed the tree at the end of Dockside Drive. Liane Barkley moved to have Attorney Sean Murrell send a notice to the homeowner and Pace Island Association informing them that it is their responsibility to establish which property the tree is located on and that Harbor Island will not be held liable in the event of the tree falling and causing damage. Damon Heemstra seconded the motion which was unanimously passed.

Architectural Review:

There are no pending arc requests. One automatic denial occurred due to an incomplete request that was submitted. The owner was advised that additional documentation was required before the request could be considered under review.

Old Business:

When schedules allow, George Robertson will be riding with Gina for the now monthly drive through.

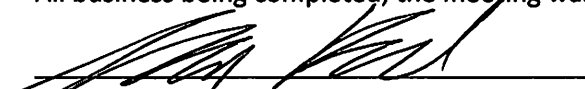
New Business:

There was one current submissions to the virtual suggestion box. A resident requested information regarding the next garage sale. Management previously responded that they would request the information from the Board at the next Board meeting. Larry Gress was not at the meeting to provide a date, so management will reach out to him via e-mail and will let the resident know.

Continued damages to the park were discussed. The volleyball net continues to be used as a hammock and not as it is intended to be. The park gate has once again been damaged and removed. Liane Barkley moved to remove the volleyball net along with the poles and the damaged gate. George Robertson seconded the motion which was unanimously passed.

Yard of the Month will be conducted from April through September. Awards will be given out for best Halloween Decorations in October and best Christmas Decorations in December.

All business being completed, the meeting was adjourned at 6:47 p.m.

 _____ 08 MAR 2022
Signature Date