

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

Board Members Excused:

- ∂ *ARB – Carlos Berrios*

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

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

Financials:

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

February 28, 2022

Popular Operating Balance:	\$59,781.54
Popular Reserve Balance:	\$73,807.31
Total Balance:	\$133,588.85

Total Accounts Receivables:	\$10,328.20
Accounts in Collections:	29
Association Foreclosure:	1
Lien:	1
Owner Unpaid:	27

Board Treasurer Damon Heemstra provided a spreadsheet that detailed expenditures by budget category for the month of February. The Association spent 7.1% of the allotted 8.3% in the month of February. Approximately 91.9% of the homeowners in Harbor Island paid their assessment to date.

Minutes:

The minutes from the February 8, 2022 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.

Total Open Violations:	46	
Landscaping	18	i.e.: Tree Removal, Weeding, and Dead Grass
Maintenance	3	i.e.: Stucco Repair and Pressure Washing
Fencing	4	i.e.: Appearance, Missing Gate, Missing Panels and Broken Slats
Unsightly	3	i.e.: Items in View and Furniture
Vehicle	6	i.e.: Camper, Trailer and Commercial Vehicle
Rubbish & Debris	11	i.e.: Trash Cans at street or in view
Sports Equipment	1	i.e.: broken basketball goal on side of home
Stage 1	35	
Stage 2	1	
Stage 3	7	
Stage 0	3	

There are currently three (3) open files with Attorney Sean Murrell for covenant enforcement.

George Buckland moved to send three (3) properties to Attorney Sean Murrell for continued covenant enforcement. Larry Gress seconded the motion which was unanimously passed.

Architectural Review:

Reports provided to the Board to review. Details for various applications were discussed. The documented submissions for the year so far as are follows:

Total Submissions:	7
Approved:	3
Approved with Conditions:	1
Declined:	1
Auto Declined:	2

Old Business:

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

New Business:

There were no current submissions to the virtual suggestion box.

AT&T will begin installing their fiber optic cable within Harbor Island. The Board of Directors have acknowledged the receipt of their notice originally sent in October of 2021.

The Annual Members Meeting will be held at Watson Realty Fleming Island on Tuesday, May 10, 2022 at 6:00 p.m. There are four (4) seats up for election this year.

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



 Signature

04/12/2022

 Date