

**April 12, 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 represented The CAM Team.

Meeting called to order at 6:02 p.m. by President, George Robertson

**Financials:**

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

March 31, 2022

Popular Operating Balance:	\$57,892.16
Popular Reserve Balance:	<u>\$73,810.45</u>
Total Balance:	\$131,702.61

**Total Accounts Receivables: \$8,236.43**

Accounts in Collections:	17
Association Foreclosure:	1
Lien:	1
Owner Unpaid:	15

Board Treasurer Damon Heemstra provided a spreadsheet that detailed expenditures by budget category for the month of March. The Association has spent 22.3% of the annual budget with 25% of the year completed. Approximately 95.7% of the homeowners in Harbor Island paid their assessment to date.

**Minutes:**

The minutes from the March 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.

<b>Total Open Violations:</b>	<b>58</b>	
Landscaping	19	i.e.: Tree Removal, Weeding, and Dead Grass
Maintenance	3	i.e.: Stucco Repair and Pressure Washing
Fencing	5	i.e.: Appearance, Missing Gate, Missing Panels and Broken Slats
Unightly	3	i.e.: Items in View and Furniture
Vehicle	6	i.e.: Camper, Trailer and Commercial Vehicle
Rubbish & Debris	21	i.e.: Trash Cans at street or in view
Sports Equipment	1	i.e.: broken basketball goal on side of home
Stage 1	41	
Stage 2	6	
Stage 3	7	
Stage 0	4	

There are currently six (6) open files with Attorney Sean Murrell for covenant enforcement. Three (3) of the homeowners have reached out with action plans and their violation have been set to monitor before closing it out.

**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:

<b>Total Submissions:</b>	<b>10</b>
Approved:	4
Approved with Conditions:	2
Declined:	1
Auto Declined:	2
Not Yet Voted:	1

**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.

Starting in May, the BrightView monthly landscape cost will increase by \$400.00 per month. The Board agreed that it is not in the best interest of the Association to change landscapers at this time and will remain with Brightview. Brightview has stated that there will also be an increase due to the rise in gas prices. Management will get more information on this additional cost and provide to the Board.

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

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Signature

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Date