

HARBOR ISLAND OWNERS ASSOCIATION, INC.
ANNUAL MEETING / UNOFFICIAL MEETING MINUTES
May 17, 2022
Watson Realty Fleming Island

The meeting was called to order at 6:00 p.m. by President, George Robertson.

A quorum was not established, so the Board proceeded with an unofficial meeting for the residents who attended.

George Robertson welcomed those in attendance and introduced the Board members present:

George Robertson, President
Damon Heemstra, Treasurer
George Buckland, Secretary
Liane Barkley, Architectural Review Board
Carlos Berrios, Architectural Review Board
Linda Lopez, Architectural Review Board

Gina Cabral, CAM represented The CAM Team.

Larry Gress, Vice President was not in attendance.

Proof of Notice was provided showing the notification of the Annual Meeting was sent out in accordance with statutory guidelines.

No minutes were certified due to no Board quorum or member quorum.

Gina Cabral, the Community Association Manager for Harbor Island gave a report on the state of Harbor Island.

The April financials were as follows:

- Operating Account Balance ending 4.30.2022: \$58,149.25
- Reserves/Money Market ending 4.30.2022: \$73,813.38
- Total ending 4.30.2022: \$131,962.63

Harbor Island finished 2021 financially strong. 87.5% of the 2021 budget was spent. 89.5% of the 2021 assessments were collected.

The current debt owed to the Association is \$3,791.45. There were eleven (11) first warning notices sent out to those that still owe their 2021 assessment.

A total of \$4,484.81 was collected last month removing five (5) accounts from collections.

It was noted that The CAM Team will work with residents that need extra time to pay their assessment and that they should contact The CAM Team to discuss payment options.

There are approximately 73 investor homes in Harbor Island. Approximately 34 are corporate owned entities and 38 are resident owned investments.

There were 21 new owners in 2021.

Currently there are 65 open violations:

- 42 Landscaping (weeding, dead grass, edging, prune shrubs, prune trees)
- 4 Fencing (overall appearance)
- 7 Unsightly (items in view, furniture, unstored trash)
- 6 Vehicle (boat, jet skis, camper, trailer etc.)
- 5 Rubbish & Debris (trash cans left out)
- 1 Sports Equipment (broken basketball goal stored on side of home)

In 2021 there were a total of 576 violation notices sent in Harbor Island:

- 355 Friendly Reminder Notices
- 113 Second Notices
- 108 Final Notices

Gina Cabral expressed that if you contact The CAM Team about a possible violation prior to management driving the community, a note will be made in the system to prevent notices. If you are working on your landscaping and it will take longer than expected, please contact The CAM Team so that they know you are in fact working on a violation. First notices are sent out in an effort to open the lines of communication with residents.

ARCs for 2021:

33 requests submitted this year:

- 21 approved
- 8 approved with conditions
- 4 denied

Types of Requests:

- Exterior Painting
- Fence
- Tree Removal/Landscape
- Decks/Pergola/Patio
- Others included windows, siding, mailboxes, pavers, roofs etc.

Yard of the Month was explained to those in attendance and how these homes are selected. They base their decision off of exterior appearance, also looking for improvement on properties. They avoid giving it to the same homeowners over and over again. A \$50.00 gift card is awarded along with a sign that will be placed in the yard for that month. There is no selection in the winter months, but an award is given out for best Halloween & Christmas decorations.

As a quorum was not present, an election could not be held.

George Robertson spoke to the residents in attendance about the common questions new owners usually have about Harbor Island. These topics included why the Association could not become a gated community and parking on the street.

Residents were encouraged to attend the monthly Board meetings the second Tuesday of each month at 6:00 p.m. at The CAM Team offices.

Residents' Forum:

Homeowners in attendance addressed the Board with comments and various concerns about the Association.

All business being completed, the unofficial meeting was closed at 6:51 p.m.

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