

June 14, 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 – via telephone*
- ∂ Secretary - George Buckland*
- ∂ ARB - Liane Barkley*
- ∂ ARB – Linda Lopez*

Board Members Excused:

- ∂ Vice President - Larry Gress*
- ∂ ARB – Carlos Berrios*

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

Meeting called to order at 6:05 p.m. by President, George Robertson

Prior to the business of the meeting, George Robertson opened the discussion to the current Board of Directors about possible Officer seat changes since the Annual Members Meeting was held in May. The Officer seats will remain the same except for Liane Barkley will take over the Secretary seat and George Buckland will take over Liane Barkley’s seat on the ARB.

Financials:

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

May 31, 2022

Popular Operating Balance:	\$49,926.04
Popular Reserve Balance:	<u>\$73,816.62</u>
Total Balance:	\$123,742.66

Total Accounts Receivables: \$2,986.13

Accounts in Collections:	11
First Warning:	9
Lien:	1
Payment Plan:	1

A total of six (6) accounts have been removed from collections since April totaling \$4,749.64.

One (1) property is ready for Association Foreclosure currently. George Buckland moved to approve sending the account that is past due to Association Foreclosure. George Robertson seconded the motion which was unanimously passed.

Board Treasurer Damon Heemstra provided a spreadsheet that detailed expenditures by budget category for the month of May. The Association has spent 34% of the annual budget with 41.7% of the year completed. Approximately 99.3% of the homeowners in Harbor Island paid their assessment to date.

Minutes:

The minutes from the April 12, 2022 Board meeting were approved as written. Liane Barkley 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:	67	
Landscaping	44	i.e.: Tree Removal, Weeding, and Dead Grass
Fencing	3	i.e.: Appearance, Missing Gate, Missing Panels and Broken Slats
Unightly	5	i.e.: Items in View and Furniture
Vehicle	8	i.e.: Camper, Trailer and Commercial Vehicle
Rubbish & Debris	6	i.e.: Trash Cans at street or in view
Sports Equipment	1	i.e.: broken basketball goal on side of home
Stage 1	39	
Stage 2	21	
Stage 3	6	
Stage 0	1	

There are currently two (2) open files with Attorney Sean Murrell for covenant enforcement. There have been no changes on these files to date. George Robertson moved to approve sending the two (2) properties for mediation. George Buckland seconded the motion which was unanimously passed.

Linda Lopez moved to approve sending four (4) additional properties to Attorney Sean Murrell for covenant enforcement. George Robertson 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:	17
Approved:	10
Approved with Conditions:	3
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.

