

July 19, 2022 | 6:00 p.m.

Harbor Island Owners Association Board Meeting Minutes

Home of Board President, George Robertson

Homeowners Present:

Board Members in Attendance:

- ∂ *President – George Robertson*
- ∂ *Vice President - Larry Gress*
- ∂ *Treasurer – Damon Heemstra – via telephone*
- ∂ *Secretary - Liane Barkley*
- ∂ *ARB - George Buckland*
- ∂ *ARB – Linda Lopez*
- ∂ *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 June were emailed to the Board in advance of the meeting:

June 30, 2022

Popular Operating Balance:	\$46,940.63
Popular Reserve Balance:	<u>\$73,816.65</u>
Total Balance:	\$120,760.28

Total Accounts Receivables: \$2,429.47

Accounts in Collections:	7
First Warning:	1
Lien:	1
Notice of Late Assessment:	3
Payment Pending:	1
Payment Plan:	1

A total of five (5) accounts were closed last month totaling \$1,362.88.

Board Treasurer Damon Heemstra provided a spreadsheet that detailed expenditures by budget category for the month of June. The Association has spent 41% of the annual budget with 50% of the year completed.

Minutes:

The minutes from the June 14, 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:	93	
Architectural	1	
Landscaping	57	i.e.: Tree Removal, Weeding, and Dead Grass
Maintenance	2	
Fencing	2	i.e.: Appearance, Missing Gate, Missing Panels and Broken Slats
Unsightly	7	i.e.: Items in View and Furniture
Signs	1	
Vehicle	13	i.e.: Camper, Trailer and Commercial Vehicle
Rubbish & Debris	8	i.e.: Trash Cans at street or in view
Sports Equipment	1	i.e.: broken basketball goal on side of home

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:	23
Approved:	14
Approved with Conditions:	3
Declined:	2
Auto Declined:	2
Not Yet Voted:	2

Old Business:

When schedules allow, a Board Member will ride with a member of The CAM Team for the bi-weekly drive throughs.

The Board continued to discuss amending the Association’s documents for leasing restrictions. The Board agreed that the next meeting will be a Special Membership Meeting in which notice and proxy ballots will be sent out. Larry Gress made a motion to approve a \$300 Pre-Paid Visa Card to be raffled for those that turn in a signed proxy. Liane Barkley seconded the motion, all approved.

New Business:

There were no current submissions to the Virtual Suggestion Box.

The next Board of Directors meeting will be Tuesday, August 9, 2022 at 6:00 p.m. at the Town of Orange Park Town Hall.

All business being completed, the meeting was adjourned at 6:57 p.m.

Signature

Date