

August 9, 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.

George Robertson addressed the residents in attendance about the purpose of the meeting and why the Board of Directors decided to start this process at this time.

The current rental number in Harbor Island is 73, with half of those being corporate owned. Since the number required to make the change so high, the Board thought this would be the best time to do the change before the rental number increases.

The floor was open for questions and comments from the residents in question.

Q. What is the number needed to make the amendment and how many has the Association received? A. 225 to change the amendment and prior to the meeting 165 were still needed.

Q. How long are the proxies good for?

A. Proxies are good for 90 days. That will give the Association adequate time to obtain the number that is needed.

Q. Why only 24 months, why not make it longer?

A. The Board of Directors discussed this with the attorney and based on case law and other Associations that have passed this amendment, 24 months is a reasonable amount of time, anything longer could potentially harm the vote and cause residents to vote no.

Q. How will it be enforced?

A. The new amendment language will be posted on estoppels once passed. New buyers will be informed that they cannot rent out their home for 24 months. The CAM Team receives closing paperwork after each purchase and will be able to identify and monitor any home that could potentially become an investment home. If someone rents out their home prior to the 24-month time limit, it will be pursued just like any other covenant infraction which could result in a lawsuit.

Residents in attendance were informed that since the number required was not met, the meeting would be in recess

until September 14, 2022 at 6:00 p.m. The Board will reconvene the meeting at that time in the hope that more residents will turn in their proxy and residents will volunteer to help the process. Several residents offered to go door to door and asked if they could get a list of the residents that have not turned in a proxy. Management agreed to work with any residents that want to help volunteer to help gather proxies.

Residents who attended the meeting were informed that they did not have to attend the next meeting if they did not want to.

At 6:38 p.m. the meeting was recessed to reconvene on Wednesday, September 14, 2022. The meeting will be held at the same location, Orange Park Town Hall Council Chambers.

A handwritten signature in cursive script that reads "L Barkley".

____11/17/2022____

Signature Date