

October 11, 2022 | 6:00 p.m.

Harbor Island Owners Association Board Meeting Minutes

Home of Board President, George Robertson

Homeowners Present: None

Board Members in Attendance:

∂ *President* *George Robertson*
∂ *Vice President* *Larry Gress*
∂ *Secretary* *Liane Barkley*
∂ *ARB* *George Buckland*
∂ *ARB* *Linda Lopez*

Board Members Excused:

∂ *Treasurer* *Damon Heemstra*
∂ *ARB* *Carlos Berrios*

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

Meeting called to order at 6:11 p.m. by President, George Robertson.

Financials:

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

September 30, 2022

Popular Operating Balance: \$30,904.93
Popular Reserve Balance: \$73,855.22
Total Balance: \$104,740.15

Total Accounts Receivables: \$881.83

Accounts in Collections: 1
Bank Foreclosure: 1

One (1) account was closed last month totaling \$407.83.

It was noted that there was a water bill increase at the end of August, early September. This was due to a main water line crack that damaged the ground and the pavers in the area. The water was turned off to prevent further damage and BrightView was advised to repair the line. Once Harbor Island is billed, Management will submit it to Clay County Utility Authority for a possible credit on account.

The pavers need to be repaired, but Brightview originally installed them. Management will contact a contractor to repair the area.

Minutes:

The minutes from August 9, 2022 and September 14, 2022 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:	91
Architectural	2
Landscaping	75
Maintenance	3
Fencing	5
Unightly	8
Signs	3
Vehicle	17
Rubbish & Debris	8
Sports Equipment	3

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:	27
Approved:	17
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.

New Business:

There were two (2) submissions to the Virtual Suggestion Box:

The first was a request from a homeowner to clear the storm drains. This is a Clay County issue and Clay County Public Works should be contacted for such request. It is worth noting that residents should remember that they should not store their yard debris such as limbs, bushes, grass, leaves etc near or on top of a storm drain. No one should be blowing their grass into the street either as this fills the storm drains and increases the chance for flooding in the area.

The second was a request from a tenant to advertise more about garage sales, because they would like to have advance notice so that they can participate also. The garage sales are usually held in the spring and fall.

Landscaping-Tree Removals:

Several trees appear to have been infected with some sort of disease at the front entrance. Brightview has been advised that the dead trees should be removed and that they should provide a quote for such. The oak tree on the exit side of the community will be inspected by an arborist.

ACC Review on Fence Requirements:

After a homeowner request for the ACC to approve a white vinyl fence, the Board asked that the Association Attorney review the current documents and advise if the ACC can in fact approve white vinyl fences.

According to the Attorney, all fences must be approved by the ACC. However, it seems that the ACC will only approve natural wood fences. The language written in the documents reserve the ACC the right to deny fences that are not natural wood, such as a white vinyl fence, at their own discretion. The Attorney advised the Board to continue voting the way that they have been by requesting a wood like appearance since that has been the standard.

The Board asked that Management reach out to the Attorney again and request a formal written opinion on the subject so that they can have it in their documents moving forward.

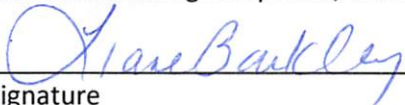
Budget 2023 Review and Discussion:

A draft copy of the budget was provided to the Board to review. The Board of Directors will be reviewing the budget prior to the next Board meeting.

George Robertson mentioned that he would like to revisit the possibility of the Association purchasing a digital sign. Management will review the county documents prior to obtaining bids.

The next Board of Directors meeting will be Tuesday, November 8, 2022 at 6:00 p.m. The location will be determined later.

All business being completed, the meeting was adjourned at 7:27 p.m.


Signature


Date