

November 8, 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*
∂ *Treasurer* *Damon Heemstra*
∂ *Secretary* *Liane Barkley*
∂ *ARB* *George Buckland*

Board Members Excused:

∂ *ARB* *Carlos Berrios*
∂ *ARB* *Linda Lopez*

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

Meeting called to order at 5:58 p.m. by President, George Robertson.

Financials:

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

October 31, 2022

Popular Operating Balance: \$27,078.59
Popular Reserve Balance: \$73,847.77
Total Balance: \$100,926.36

Total Accounts Receivables: \$888.62

Accounts in Collections: 1
Bank Foreclosure: 1

Minutes:

The minutes from October 11, 2022 Board of Directors Meeting and October 11, 2022 Special 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: 28

Architectural	1
Landscaping	20
Fencing	3
Unsightly	2
Vehicle	2

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: 31

Approved:	20
Approved with Conditions:	4
Declined:	2
Auto Declined:	2
Not Yet Voted:	3

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 no submissions to the Virtual Suggestion Box:

A quote was received by Brightview to remove several dead trees at the entrance. The quote did not detail what trees they would be removing. Larry Gress previously volunteered his time to remove the dead tree on the island and has stated that he would remove the other dead palm if needed. Management is going to contact a tree service specifically regarding the oak tree and other dead trees.

At the last Board of Directors meeting, management was asked to obtain a written legal opinion from Sean Murrell regarding the Harbor Island Covenants and the allowance of white vinyl fencing.

With two members of the ACC not attending the meeting, the topic was tabled until the January meeting so that an informed vote can take place based on the attorney's advice.

The 2023 Operating Budget was reviewed and discussed. There will be no increase in assessments for 2023, but due to the increase in several areas, there will be no early pay discount offered either.

Damon Heemstra moved to approve the 2023 budget as written. George Robertson seconded the motion which was passed unanimously.

All business being completed, the meeting was adjourned at 6:32 p.m.

Signature

Date