

Wednesday, March 15, 2023 | 6:00 p.m.

Harbor Island Owners Association Board Meeting Minutes

Fleming Island Public Library Meeting Room

1895 Town Center Boulevard, Orange Park, FL 32003

Homeowners Present: None

Board Members in Attendance:

∂ *President* *George Robertson*
∂ *Vice President* *Larry Gress*
∂ *Treasurer* *Damon Heemstra*
∂ *Secretary* *Liane Barkley*
∂ *ARB* *George Buckland*
∂ *ARB* *Carlos Berrios*
∂ *ARB* *Linda Lopez*

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

Meeting called to order at 6:03 p.m. by President, George Robertson.

Financials:

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

February 28, 2023

Operating Balance: \$59,141.19
Reserve Balance: \$78,491.05
Total Balance: \$137,632.24

Total Accounts Receivables: \$10,656.04

Bank Foreclosure: 2

40 accounts have not paid their 2023 assessment in full. Past due statements continue to go out each month. First warning notices do not go out until April.

Damon Heemstra gave a report on the financials and the status of the operating account:

- 16% of the year is completed and the Association has spent 13.3% of the operating budget.
- 86.1% of the annual dues has been collected.
- All previous discussions about realigning the budget lines to match the forecasted expenditures has been corrected and updated.
- Only area of concern is: Utilities 6010 Electric. The Association is running a little high and its more than the 8% that is budgeted each month.

Minutes:

The minutes from February 15, 2023 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:	66		
Architectural	3	Stage 1 Violations	49
Landscaping	43	Stage 2 Violations	6
Fencing	1	Stage 3 Violations	9
Unightly	7	Stage 0 Violations	2
Vehicle	8		
Rubbish & Debris	4		

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:	12
Approved:	11
Not Yet Voted:	1

Old Business:

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

Electric Sign

TCT has investigated a sign and contacted an electrician about installation. According to the electrician, digital signs are not permitted in neighborhoods in Clay County. TCT has been in contact with Clay County Zoning and the last email request about the type of sign and on the location has yet to be answered. TCT will continue to pursue to ensure that the Association is following all ordinances in Clay County.

CAM Team Contract

The Board of Directors has a few changes that they would like to see on the contract. They will be emailed to TCT to address the changes.

Landscaping Contract

Five (5) proposals were presented to the Board for review. After much discussion, the Board decided to meet with their top three (3) companies at the next meeting for interviews. TCT will contact the three companies and schedule for the next Board meeting.

New Business:

There were no submissions to the Virtual Suggestion Box.

All business being completed, the meeting was adjourned at 7:12 p.m. The next Board meeting will be Wednesday, April 11, 2023 at 6:00 p.m. at the Orange Park Library Meeting Room, 2054 Plainfield Avenue.

Signature

Date