

HARBOR ISLAND OWNERS ASSOCIATION, INC.
ANNUAL MEETING / UNOFFICIAL MEETING MINUTES
May 10, 2023
Fleming Island Public Library Meeting Room

The meeting was called to order at 6:00 p.m. by President, George Robertson.

A quorum was not established, so the Board proceeded with an unofficial meeting for the residents who attended.

George Robertson welcomed those in attendance and introduced the Board members present:

George Robertson, President
Larry Gress, Vice-President
Damon Heemstra, Treasurer
Liane Barkley, Secretary
George Buckland, Architectural Review Board
Carlos Berrios, Architectural Review Board
Linda Lopez, Architectural Review Board

Gina Cabral, CAM represented The CAM Team.

Proof of Notice was provided showing the notification of the Annual Meeting was sent out in accordance with statutory guidelines.

No minutes were certified due to no Board quorum or member quorum.

Gina Cabral, the Community Association Manager for Harbor Island gave a report on the state of Harbor Island.

Collections:

Currently there are 15 accounts in collections totaling \$5,065.43. There are 2 bank foreclosures in process currently. Everyone that has not made their 2023 assessment payment has been sent a first warning letter.

It was noted that The CAM Team will work with residents that need extra time to pay their assessment and that they should contact The CAM Team to discuss payment options.

There are approximately 86 investor homes in Harbor Island. Approximately 37 are corporate owned entities and 49 are resident owned investments.

There have been 17 new owners since the last Annual Meeting.

Currently there are 75 open violations that consists of mostly landscaping violations but also violations pertaining to the upkeep of the property, trash cans not being store and improvements being made to the home without prior approval.

Gina Cabral expressed that if you contact The CAM Team about a possible violation prior to management driving the community, a note will be made in the system to prevent notices. If you are working on your landscaping and it will take longer than expected, please contact The CAM Team so that they know you are in fact working on a violation. First notices are sent out in an effort to open the lines of communication with residents.

Vice President Larry Gress gave an update to the members in attendance on the current message sign at the front entrance. The Board has decided to research an electronic message center and has asked management to obtain proposals.

Treasurer Damon Heemstra gave a financial report. The Assessments have not been raised since 2018. In the past the Board gave a discount to residents that would pay their assessments before the end of January, but with the rise in contracts that was not able to be done in 2023. Currently, the Association is 33% of the year complete and has only spent 29% of the operating budget. 95% of Assessments have been received.

Secretary Liane Barkley gave an update on the amendment that was not passed. The reason that it did not pass was that there were not enough proxies turned in. For changes like this to happen, more input from the members of the association would be required.

Liane also spoke about the Virtual Suggestion Box and how residents can stay anonymous should they choose too.

ARB Member Carlos Berrios spoke about the documents required when submitting a request. The form must be completed, and a survey should be provided. If you plan on replacing your fence, roof or painting your home with the exact kind of materials currently in place, you do not need to submit an ARC.

ARB Member Linda Lopez gave an update on the number of ARCs that have been submitted since last year:

41 requests submitted this year:

38 approved

3 denied (of which they submitted the correct paperwork and then were approved)

Types of Requests:

Exterior Painting

Fence

Tree Removal/Landscape

Decks/Pergola/Patio

Others included windows, siding, mailboxes, pavers, roofs etc.

ARB Member George Buckland gave an update on the current state of the common area landscaping. The Association recently terminated the contract with Brightview and has hired KMG, Inc. The Association hopes to start seeing a major improvement in the all-around upkeep of the property.

Yard of the Month was explained to those in attendance and how these homes are selected. They base their decision off of exterior appearance, also looking for improvement on properties. They avoid giving it to the same homeowners over and over again. A \$50.00 gift card is awarded along with a sign that will be placed in the yard for that month. There is no selection in the winter months, but an award is given out for best Halloween & Christmas decorations.

As a quorum was not present, an election could not be held.

Residents were encouraged to attend the monthly Board meetings the second Tuesday of each month at 6:00 p.m. and will now be held at the Fleming Island Public Library Meeting Room.

Residents' Forum:

Homeowners in attendance addressed the Board with comments and various concerns about the Association.

All business being completed, the unofficial meeting was closed at 7:15 p.m.

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