

June 13, 2023 | 6:00 p.m.

Harbor Island Owners Association Board Meeting Minutes

Fleming Island Public Library meeting room

Board Members in Attendance:

1. *President* *George Robertson*
2. *Vice President* *Larry Gress*
3. *Treasurer* *Damon Heemstra*
4. *Secretary* *Liane Barkley*
5. *ARB* *George Buckland*
6. *ARB* *Carlos Berrios*
7. *ARB* *Linda Lopez*

Two homeowners were present.

The CAM team was not represented.

Meeting called to order at 6:00 p.m. by President, George Robertson.

Financials:

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

May 31, 2023

Popular Operating Balance:	\$43,586.21
Popular Reserve Balance:	\$78,553.12
Total Balance:	\$122,139.33

Delinquencies: collected since last meeting: \$1374.88.

CAM sent letters of late assessment to 7 homeowners. There are two bank foreclosures pending.

Treasurer's Report:

- 96% homeowners have paid this year's assessment.
- Almost 42% of the year has passed, with 38% of budget spent so far.
- The board asks CAM to provide information about the \$50 misc expense on this month's report.
- The only expense above budget was for water, due to a water leak; CAM is seeking a refund.

Minutes:

The board asks that the certified minutes from the March and April board meetings be posted to the website, along with the notes from the May homeowners' meeting, as soon as possible. The board asks that CAM post a draft copy of the minutes from tonight's meeting on the website as soon as possible. Concerns were raised with the timeliness with which minutes are being published.

Violations:

The CAM covenant violation report was not available for review.

Architectural Review:

The CAM ARB report was not available for review.

Old Business:

A board member is no longer riding with CAM on drive-throughs because two CAM members are riding together.

Electronic sign:

Only one vendor quote was received, for \$18,968. The board agreed that this price was excessive and would like more quotes. The board voted unanimously to postpone the discussion until the next meeting, pending additional quotes.

CAM team contract:

The existing CAM contract appears to automatically renew each October or November, unless we receive 30 days written notice of re-negotiation. Since we have informally agreed to reduce the number of board meetings CAM will attend under the current contract pricing, there doesn't appear to be a reason for the board to sign a new contract until the current contract is up for renewal. Linda Lopez motioned and George Buckland seconded to remain under the existing contract rather than sign a new contract at this time; the board voted unanimously in agreement. When the contract comes up for renewal later this year, the board would like to see additional terms regarding timely publication of meeting notices, meeting minutes, financial statements, etc., as well as modification of some of the new terms proposed by CAM, prior to signing a new contract.

New Business:

BrightView landscaping agreed to terminate our contract early, due to our dissatisfaction with their performance. The landscape company that we contracted to take over from BrightView (after reviewing multiple bids) has begun removing dead trees and cleaning up the berm.

There were no virtual suggestion box submissions.

Open Forum:

A homeowner stated that they emailed the CAM team a request to temporarily have a boat on the premises, but got no response. The board granted the homeowner temporary permission and requests that CAM follow up with the homeowner. The homeowner also requested permission to remove a dead palm tree; the board gave approval to remove. The homeowner asked about the timeline for road repaving by the county; the board understands that it should occur in the next 18 months.

Homeowner Diane Lockhart expressed interest in serving on the board if any board member wished to step down. Liane Barkley motioned and George Robertson seconded to replace Liane Barkley with Diane Lockhart beginning with the next board meeting in August. (There is no meeting scheduled in July.) The board unanimously agreed.

The board decided to retain their existing assignments, and Diane Lockhart will assume the position of board secretary starting in August. Liane Barkley will provide transition information to Diane Lockhart prior to the next meeting and will provide CAM with her contact information. The board requests CAM to redirect the Virtual Suggestion Box to George Buckland.

Upcoming Harbor Island Board Meeting Schedule

August 8, 2023

September 12, 2023

October 10, 2023 (CAM not attending)

November 14, 2023 (budget meeting)

All business being completed, the meeting was adjourned at 6:50 p.m.

Signature