

**Tuesday, August 8, 2023 | 6:00 p.m. Harbor Island Owners Association Board Meeting Minutes**

**Fleming Island Public Library Meeting Room**

**Homeowners Present: Four homeowner in attendance**

**Board Members in Attendance:**

∂ *Vice President* *Larry Gress*  
∂ *Secretary* *Diane Lockhart*  
∂ *ARB* *George Buckland*  
∂ *ARB* *Carlos Berrios*  
∂ *ARB* *Linda Lopez*

**Board Members Excused:**

∂ *President* *George Robertson*  
∂ *Treasurer* *Damon Heemstra*

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

Meeting called to order at 6:00 p.m. by Vice-President, Larry Gress.

**Financials:**

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

July 31, 2023

Operating Balance: \$33,999.39  
Reserve Balance: \$78,598.95  
Total Balance: \$112,598.34

**Total Accounts Receivables: \$3,939.67**

Bank Foreclosure: 2

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

- 58.3% of the year is completed and the Association has spent 56.4% of the operating budget.
- \$285 in Landscape Enhancement spent: this was for the removal of the four holly trees that have died.
- Repair of \$215 this month: this was for the repair of the pavers at the beginning of the year. Vendor was not paid until the job was completed and inspected.
- Water jumped up 22% from last month.
- 97.5% of assessments have been collected.

**Minutes:**

The minutes from June 13, 2023 were approved as written. 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: 103**

Architectural	1
Landscaping	66
Maintenance	3
Fencing	3
Unsightly	12
Signs	1
Vehicle	12
Rubbish & Debris	4
Animals & Pets	1

George Buckland moved to approve sending four properties to the attorney for covenant enforcement. Larry Gress seconded the motion which was unanimously approved.

**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: 23**

Approved:	19
Declined:	1
Withdrawn:	1
Not Yet Voted:	2

**Old Business:**

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

*Electric Sign*

The Board of Directors has decided to remove this from the agenda due to the cost and investigate other ways to repair and clean the current message board sign on property.

*CAM Team Contract*

TCT explained various sections of the contract were standard in management contracts. An added paragraph of uploading draft minutes will not be added to the contract as it was explained that many HOA attorneys will state that publication non-approved Board Meeting Minutes should not be done.

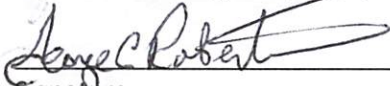
**New Business:**

There were two virtual suggestions received. One regarding the front entrance flowers. It was explained that a new landscaping company was coming on board and will soon be changing them out. The second regarding no gate at the park. A Board member responded back to that submission advising that the reason for the missing gate was that it was broken several times a year and was costly to replace. After speaking with the insurance carrier, there was no need to keep a gate if the Board felt the need not to replace it.

A hearing is scheduled for August 31, 2023 for the home on Dockside Drive to determine who the executor of the estate is. Since there is no forced maintenance clause in the documents, any money that the Association spends to keep the landscaping trimmed will not be reimbursed.

The cost provided by Hunts Lawn to mow, string trim, edging and blow for \$50 each time. The Board tabled this for the next meeting.

All business being completed, the meeting was adjourned at 7:18 p.m.

  
Signature

<sup>Doc</sup>  
9-8-12-23  
Date