

Tuesday, September 12, 2023 | 6:00 p.m.

Harbor Island Owners Association Board Meeting Minutes

Fleming Island Public Library Meeting Room

Board Members in Attendance:

- ∂ *President* *George Robertson*
- ∂ *Treasurer* *Damon Heemstra*
- ∂ *ARB* *George Buckland*
- ∂ *ARB* *Carlos Berrios*
- ∂ *ARB* *Linda Lopez*

Board Members Excused:

- ∂ *Vice President* *Larry Gress*
- ∂ *Secretary* *Diane Lockhart*

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

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

Financials:

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

August 31, 2023

Operating Balance: \$29,623.16
Reserve Balance: \$78,622.25
Total Balance: \$108,245.41

Total Accounts Receivables: \$3,546.41

Bank Foreclosure: 2

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

- We are at 66.7% of the year completed and we've spent 64.7%.
- Line items of concern:
 - 5410-10 Irrigation/Lake Maintenance we're already over the spending plan by: \$185.00.
 - 6015-10 Water we're more than double our spending plan and overspent by: \$849.42.
- We have collected 97.5% of the annual assessment. We might have 4 on the tracker.

Minutes:

The minutes from August 8, 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: 97
 - Architectural 1
 - Landscaping 64
 - Maintenance 2
 - Fencing 2
 - Unsightly 14
 - Signs 1
 - Vehicle 6
 - Rubbish & Debris 3
 - Sports Equipment 2
 - Decorations 1
 - Hazardous Activities 1

Damon Heemstra moved to approve sending ten properties to the attorney for covenant enforcement. Carlos Berrios 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:	25
Approved:	22
Declined:	1
Withdrawn:	1
Not Yet Voted:	1

Old Business:

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

Electric Sign

Damon Heemstra moved to spending up to \$500 for George Buckland to rehabilitate the current message board sign. Carlos Berrios seconded the motion which was unanimously approved.

CAM Team Contract

George Robertson moved to approve signing a new management agreement with The CAM Team, Inc effective January 1, 2024. George Buckland seconded the motion which was unanimously approved.

1634 Dockside Drive Maintenance

Tabled. Someone is currently mowing the property.

New Business:

Review of current submissions from the virtual suggestion box.

None received.

Landscaping Contract

KMG, Inc has given Harbor Island notice that they will no longer be able to continue the contract for landscape maintenance. George Robertson moved to sign a new agreement with United Land Services as they were the original second choice for the landscaping contract. Damon Heemstra seconded the motion which was unanimously approved.

Entrance South Oak Tree Removal

Damon Heemstra moved to approve a proposal from Tree Tech to remove the dead oak tree from the south side of the entrance. This would include stump removal and debris removal. Carlos Berrios seconded the motion which was unanimously approved.

All business being completed, the meeting was adjourned at 7:33 p.m.

Signature

Date