

Tuesday, October 10, 2023 / 6:00 p.m. Harbor Island Owners Association Board Meeting Minutes

Fleming Island Pubic Library Meeting Room

Board Members in Attendance:

- *President* *George Robertson*
- *Secretary* *Diane Lockhart*
- *Treasurer* *Damon Heemstra*
- *ARB* *George Buckland*
- *ARB* *Carlos Berrios*
- *ARB* *Linda Lopez*

Board Members Excused:

- Vice President *Larry Gress*

Gina Cabral, Licensed Community Association Manager was not required to attend this month meeting.

Meeting called to order at 6:01 by President George Robertson

Financials:

The financials for September were emailed to the Board in advance of the meeting;

September 30, 2023

Operating Balance: \$21,465.48

Reserve Balance: \$78,644.05

Total Balance: \$108,245.41

Total Accounts Receivables: \$3,197.15

Bank Foreclosures: 2

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

- We are at 75% of the year and we've spent 73.7%
- Line items of concern:
 - 5025-00 Insurance is 6.1% above our budget plan will likely be in the RED
 - 5060-00 Tax Preparation will increase from \$180.00 to \$350.00 23-24
 - 5215-00 Landscaping may increase about \$
 - 500.00 for 23-24 budget
 - 5410-00 Irrigation is 2 ½ times our budget plan, over expended by: \$705.00 with 3 months left.

- 6015-00 Water is 3 times above our budget plan, over expended by \$1,290.74 with t months left.
- We have collected 98.2% of the annual assessment. We might have 5 on the tracker.

Minutes:

The minutes from September 12,2023 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:

Aviolation report was provided to the Board for review:

- Total Open Violations: 28
 - Trash can Visible 9
 - Mowing, Edging, and Weeding 16
 - Appearance 1
 - Dead Grass 2

Architectural Review:

Reports provided to the Board to review. Details for various applications were discussed. The documented submissions for the year so far are as follows:

Total submissions: 23

Approved 22
 Not Voted 1
 Withdrawn 1

Old Business:

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

❖ HOA Sign

George Buckland updated the sign. Total cost \$282.58. Items purchased were ¼ inch Plexi Glass upgrade from 1/8-inch, Solar Lights, Rubber Sealant, 2-inch-wide gasket, and new hinges. Only one item was not replaced and that was the old lock.

❖ Community Yard Sale

It was suggested and agreed upon that the Community Yard sale be held on 10/21 with a contingency date of 10/28 and this is based on Larry returning from vacation and the yard sale sign can be in the medium by Monday, Oct 16th,2021. It was suggested by John that we obtain a smaller sign and place it in the medium two weeks before actual date in order to give neighbors time to prepare for the April and October yard sale that are held every year.

❖ Water Bill

Gina is researching a possible credit or refund from the water bill that the HOA had to pay since it was determined the water leak was not caused by the HOA.

❖ Landscaping Contract

George Robertson stated that United Services will not be taking on the contract to service our development and Gina has presented the board with a contract from Bold City Landscaping indicating an annual fee for service in the amount of \$25,356.00 and the contract states how funds will be allocated on a monthly basis.

❖ Entrance South Oak Tree removal completed

Damon Heemstra stated that the dead Oak Tree at the South entrance has successfully been removed.

❖ Pond Maintenance

George Roberston stated that the existing pond maintenance company has been bought-out. George will speak with Gina and have her research a new pond maintenance company and share the information with the board as the information becomes available. Damon Heemstra stated that he does not have lake front property and does not want to have to pay for pond maintenance. Damon feels the cost for maintenance to the pond should be split between the homeowners that live on the pond.

❖ Landscaping and HOA Insurance Increase

Damon Heemstra stated that we had two major increases and that is with Landscaping and Insurance. lower rate. Damon Heemstra stated that he will ask Gina if the insurance has been shopped for a lower rate.

❖ New Law regarding Gulf Carts – Kids 16 and under

Damon Heemstra stated that there is a new Florida law regarding kids 16 and under operating gulf carts without a license and that we need to get with Gina regarding this new law before the next HOA meeting.

All business being completed, the meeting was adjourned at 6:59 p.m.

Signature

Date

