

**Monday, February 19, 2024 / 6:00 p.m. Harbor Island Owners Association Board Meeting Minutes**

**Fleming Island Pubic Library Meeting Room**

**Board Members in Attendance:**

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

**Board Members Excused:**

- *Treasurer*        *Damon Heemstra*

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 January were emailed to the Board in advance of the meeting;

**January 31,2024**

Operating Balance:        \$56,5460.31

Reserve Balance:         \$78,737.35

**Total Balance:            \$135,197.66**

**Total Accounts Receivables:    \$20,227.31**

**Bank Foreclosures:        2**

George Robertson gave a report on the financials and the status of the operating account:

- Line items of concern:
  - 5025-00 Insurance increased by \$4,172.72 from 2023
  - 5030-Legal Increase upfront \$1,000.00 cost for collections, covenant
  - 5215-00 Landscaping increased by \$3873 in 2024, Change in vendor

**Minutes:**

The minutes from January 10, 2024 were approved as written with necessary changes. Correction (The financials for January were emailed to the board in advance of the meeting). A draft copy of the minutes from tonight's meeting will be posted on the website as soon as possible.

**Violations:**

Violation report was provided to the Board for review:

- Total Open Violations: 27
  - Trash Can Visible 8
  - Recycle Bin Visible 3
  - Trailer 3
  - Inoperable Vehicle 2

A homeowner wanted to know who approved the lime-green colored house on Harbor Island Drive? Carlos stated that he will go back through the records to see if a request for the color had been approved and by whom. Linda stated that the By-laws do not have an official color chart and it will be hard to disapprove a color when there is nothing in writing.

**Old Business:**

❖ Community Yard Sale

It was suggested by homeowner that the board purchase a medium size sign to place in the center island 2-3 weeks in advance of the annual community garage sale to allow residents time to prepare items to be sold at the event. Homeowner stated that the homeowners feel one week notice is not enough time to prepare for the event. VP (Larry Gress) stated that he will purchase the sign and a homeowner will take charge of placing the sign in the center isle at the front entrance the 2<sup>nd</sup> or 3<sup>rd</sup> week in March and in September for the October event as well.

❖ Front Entrance Water/Irrigation

Butler Irrigation has been contacted and they are scheduled to do a full inspection of the irrigation system on Friday, February 23, 2024. They have asked for pre-approval for up to \$1,000.00 so they can get started on repairing the irrigation system. A motion was made by Damon Heemstra and seconded by George Robertson that the board vote and unanimously agreed to pay the advance fee of \$1,000.00 to Butler Irrigation to repair the irrigation system.

❖ Front Entrance Landscaping

KMG will be providing a proposal to plant a tree where the Oak tree once stood, refresh the mulch, and replace the trees that were previously removed.

❖ Harbor Island Crime Stats

CCSO website has a link to a community map. Gina would like to add this link to the Harbor Island Website I the Board agrees.

❖ March Meeting by Zoom

The March meeting may include a Zoom Meeting Option if Gina can get set-up and registered in time for those that cannot attend meetings because of work schedule.

**New Business:**

**Questions from Homeowners**

There were 6 homeowners present and they had the following questions or concerns.

1. A homeowner wanted to know who approved the lime-green colored house on Harbor Island Drive? Carlos stated that he will go back through the records to see if a request for the color had been approved and by whom. Linda stated that the By-laws do not have an official color chart and it will be hard to disapprove a color when there is nothing in writing.
2. A homeowner wanted to let the Board know that a resident is dumping their construction waste/trash into the pond and wants to know what can be done about this problem. They purchased their home for the beauty of the pond and not see it destroyed by another resident. The Board stated that they will let CAM Team be aware of the complaint.
3. A homeowner wanted to know if we could get a bigger sign at the entrance. The board stated that the sign at the front entrance has been updated and that a bigger sign would run into the \$1,000s.
4. A homeowner wanted to know when the construction project be completed? The board responded by saying the project is expected to be completed in about 18 months.
5. A homeowner wanted to know how long does it take to get the minutes of meeting posted? The Board responded by indicating once the minutes are signed by the secretary.

All business being completed, the meeting was adjourned at 6:51 p.m.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

