

Harbor Island Owners Association, Inc.

Managed By The CAM Team, Inc

2233 Park Avenue, Suite 103 | Orange Park, FL 32073

Phone: 904-278-2338 | **Email:** HarborIsland@TheCAMTeam.com | **Website:** www.HarborIslandHOA.com

Harbor Island Frequently Asked Questions

1. Can the neighborhood become a gated neighborhood like Pace Island?

The short answer is no. One of the main reasons for this is the location of the entrance of Harbor Island. To properly install a gate and not to impede traffic on Highway 17, the Association would need more room at the front. The Association owned property ends at the monument walls, the rest of that area is considered an easement at which anytime the county or state can come in and modify. Logistically there is no way to have a gated neighborhood.

When a neighborhood is gated, that means that Association now owns the roads inside the gates. So, drainage, street paving, potholes etc. would all become the responsibility of the Association to repair and maintain. This would increase the Assessments drastically.

2. Why is there no gate at the park entrance?

There was a gate at the park but every year it would need replacement due to vandalism. After consulting with the Association insurance company, the Association is under no obligation to have a gate so the Board decided to forgo having a gate that would need replacement every year.

3. How do I report potholes?

Potholes can be reported to Clay County via their website, but you can always contact The CAM Team via online and they would be happy to report a pothole on your behalf.

<https://www.claycountygov.com/community/clay-connected>

or download the Clay Connected App to your phone.

4. I am unable to attend Board meetings and would like to know what is going on in the community, how can I stay up to date with community information?

Draft Minutes and Approved Minutes are posted on HarborIslandHOA.com. Information from the Board of Directors is also available on the website. The Association is always looking for ways to make the community more aware of the happenings inside Harbor Island.

5. Why was my ARC for a white vinyl fence denied when there are homes that have a white vinyl fence?

The documents for Harbor Island are specific on the types of fences that are allowed. Vinyl fences are allowed, only if they give a wood-like appearance. There are a few homes that were built by the developer where white vinyl fences were installed. Since these fences were installed by the developer, and completed before the Harbor Island documents were recorded, they are

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grandfathered in.

6. The Association Park equipment is old and outdated, can the Association upgrade the equipment?

The Board of Directors review the equipment annually and decide if anything needs replacement before the next fiscal year. The Board will not replace the equipment for the sake of replacing the equipment. This costs the Association money and since Assessments can only be raised a maximum of 10% each year, if the equipment is not in need of replacement, it will not be replaced.

7. My neighbors are constantly parking on the street, can you please send them a violation letter to make them stop?

Harbor Island does not have private roads, therefore the roads are in the jurisdiction of Clay County. If your neighbor is parking in a manner that blocks traffic, please contact the non-emergency Clay County Sheriff's Office or Code Enforcement. The Association cannot remove vehicles from the road.

8. Why are Board meetings not available online?

Since the Association is essentially a private entity, the Board does their best to keep the information secure. The Board is investigating Zoom Meetings and how to make these available to the Association members and not the public. Once this is finalized, members of the Association will be made aware of how to access the meetings.