

**Harbor Town Community Association  
Board Meeting Minutes**

Monday, June 18, 2018 6:00 PM at River Hall

**Attendees:**

Board President: Craig Cardwell

Board: Bill Graves, Billy Bond, J.B. Halbert, Elizabeth Low, Alicia Lankford, Melinda Wilson, and Karl Friedrich

Management Representatives: Elaine Aeschliman and Katie Morales

Landscaping Committee: Jodi Rump and Susie Graves

Finance Committee: Kevin Connolly

Attendees: Margaret Cardwell

B. Graves calls the Board Meeting to order at 6:00 p.m.

B. Graves makes a motion to approve May 2018 minutes. No one opposes and the motion passes with B. Graves abstaining due to absence.

**Homeowners Questions and Comments:**

- N/A

**Reports**

- Commercial District: Nothing to report
- Arbors Apartments: Nothing to report.
- Landscape Committee:
  - Jodi reports on a homeowner who wants their cypress tree cut down. The Landscape Committee declined the request unless the Board directs otherwise. E. Low mentions that some of them are growing into pipes. C. Cardwell states that he would hate to start over with new trees.
  - The Harbor clean-up has been completed.
  - Issues with Agriscapes: Jodi mentions the issues at Marina Point and the plethora of broken heads. E. Low inquires about reinstating Hollingsworth and B. Graves declines this. The issue arises as to whether to go with Naturally Green for irrigation in addition to landscaping. It is decided that if Naturally Green can match the price we are already paying Agriscapes, we should terminate Agriscapes with 60 days written notice.
  - Bill mentions the wifi irrigation system and whether we could test something like this out.
- Finance Committee:
  - Kevin reports that there is a slight reduction in the overall premium for our insurance policy and notes that there is a total loss clause.
  - Kevin reports a 14% increase in collections
  - Kevin reports a 40% increase overall of reserve cash
- Management Company
  - Maintenance
    - Naturally Green
      - Crew has been responsive and checking in daily
      - Work is completed on cleaning up paths along the harbor
    - Agriscapes
      - Has not been as responsive as we would like. We are addressing several issues with them.
      - Scheduled to come out on 5/28 to replace all remaining broken heads – still has not been completed

- Contacted this morning about the issues at Marina Point. Have not heard back from them.
  - Southern Pump
    - The issue with the transfer pump appears to be with the sensors that trigger when it comes on or shuts off. They will be rebuilding this apparatus to ensure proper filling and levels and management will oversee.
    - They are extremely responsive when called upon.
- Collections
  - \$12830.32 still due for Q2 – invoices were emailed and mailed for outstanding balances on 6/15/18 and will be again on 6/25/18
  - 6 liens outstanding for 2017-2018: \$12431.71 – I spoke to our collections attorney on 6/13 and all liens are progressing as planned
  - \$14806.83 still due for Special Assessment – due July 1<sup>st</sup>.
- Metrics
  - Inspections are still occurring daily and violations are being sent out as needed
  - Work orders are being addressed and taken care of as they arise
- Upcoming Events
  - 4<sup>th</sup> of July
  - SunFish Theatre Arts Festival – September 8<sup>th</sup>
  - Bartlett Band Concert – Availability Sept 1, 2, 16, 17 and October 6,7. \$350.00 fee
    - No decision was made on this.

### **Old Business**

- Verge Work (Drainage)
  - Management was directed to start work based on the list provided by the Landscape Committee.
- Sod Replacement – Pughs:
  - Discussion was about whether we should just pay for sod replacement and not enter litigation with Pughs and how do we communicate this with residents. No decision was made, but a list was distributed of the affected lawns and the cost per square foot of replacement.
  - Each district Board Member is going to walk their district to look at sod and sidewalks
- Wolf Harbor Bank Failure
  - Billy, Bill, and Chip Newman walked the area of the Harbor erosion.
  - 1 barge full of rock will cost \$36000.
  - Slope may need to be re-built
  - There is a possibility of reshaping the slope to remove trees
  - It will likely cost \$25000-\$30000 for mobilization
  - If we get a full survey: \$25000
  - This will need to take place when the river is at its lowest point in August or September

### **New Business**

- July 4<sup>th</sup> Courtesy Patrols: Signall 88 will have 3 additional patrols at the 2 north residential entrances and the corner of Harbor Bend and Harbor Commons from 5pm-10pm
- Playground Inspection: This has been completed and we are getting bids from Naturally Green for ground fill
- Craig brings up Election Petition dates: Election is Saturday, Nov. 3, and the annual meeting is Monday, November 19.

Meeting adjourns at 7:13pm and the Board goes into Executive Session.