

Harbour Island News

October 2023

Board Meeting

Mark your calendars for the next Board of Directors Meeting. It will be held on November 16th at 6:00 p.m. at the home of Mike & Linda Jones, 11188 Schooner Court.

The 2024 operating budget was approved at \$300 per quarter and is due on the 1st of each quarter - January, April, July, and October. Statements will not be mailed unless the payment is 30 days late. Interest is assessed on the 31st day and a 30-day notice of lien will be mailed at a cost of \$35 if unpaid after 60 days. Owners will be sent to collections after 90 days. If you are interested in setting up automatic ACH withdrawals to avoid interest and fees, please contact management.

Friendly Reminders



All exterior changes require pre-approval. Please contact management before you make a change to your home or landscaping.

The speed limit is 15 mph. Please slow down to keep our pets and pedestrians safe.

Do not park campers, RVs, boats, or boat trailers in view or on the grass.

Dogs and cats should always be leashed. Always pick up after your pet.

Enjoy a Safe Halloween



Halloween is a fun-filled time for children, but there are many dangers associated with the holiday unrelated to ghouls, goblins and witches. Children are more than twice as likely to be hit by a car and killed on Halloween than on any other day of the year. Lack of visibility because of low lighting at night also plays a factor in these incidents. Keep these tips in mind when your children are out on Halloween night:

- * A responsible adult should accompany young children on the neighborhood rounds.
- * If children are allowed out after dark, fasten reflective tape to their costumes and bags, or give them glow sticks.
- * Children and adults are reminded to put electronic devices down, keep heads up and walk, don't run, across the street.
- * Watch for children walking on roadways, medians and curbs.

Daylight Saving Time ends every year on the first Sunday in November. This means it starts to get darker earlier. As we set our clocks backward by one hour, remember the following safe driver tips:

- * Dim your dashboard.
- * Clean the windshield to eliminate streaks.
- * Slow down to compensate for limited visibility and reduced stopping time.



Gorilla Group
904-685-8948
Diane@GorillaGroup.org

At the last Board of Directors Meeting, management reminded the board members that there is a limited list of violations noted in the existing Covenants and Restrictions. They do need to be updated but we realize that this is a tedious process, as it will be difficult to get 75% of the owners to agree on what should be noted as a violation. Many residents are boat owners who need to store our boats in view for at least a few days during the boating season. As of today, the governing documents prohibit storing boats and trailers in view. The other violations include:

- *Landscaping and “Condition of Home” - Article IV - Section 2: Each owner shall maintain his residence, all landscaping, and any bulkhead upon his lot in good condition and repair. (Good condition and repair are not specified.)*
- *Architectural Review Requirement - Article V: No building, fence, wall, dock, pier, bulkhead, or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee...*
- *Structures on Property - Article VIII – Section 2 – Without the prior consent of the board or committee, none of the following: buildings, structures, or objects shall be erected and maintained or allowed to remain on any lot unless screened from view of all other lots, all roadways, and from the canal and marsh: pens, houses for pets, playhouses...*
- *Article VIII:*
 - ◇ *Section 3– No shed, shack, trailer;*
 - ◇ *Section 4: No window air conditioner unit shall be installed in any residence without the prior consent of the board or committee;*
 - ◇ *Section 7: All garbage and trash must be stored in closed containers and in such location so as to be hidden from view from any adjacent lot or street;*
 - ◇ *Section 9: No vehicles (including but not limited to boats, boat trailers, travel trailers, camp trailers, motor homes, mobile homes) or any similar property shall be kept on any street or stored on any lot except within a garage or an area screened from view of any lot, street, canal, or marsh. No repairing or overhauling of any vehicles is allowed on any part of the properties;*
 - ◇ *Section 10: Each owner shall maintain the entire lot and the improvements thereon in a neat and clean condition at all times. No trash, garbage, rubbish, debris, or refuse or unsightly objects shall be allowed to be placed anywhere on any lot or street.*

A large percentage of residents were in violation during the first inspection in September. Please adhere to these guidelines as violation letters will be sent beginning in late October.

Harbour Island Community Association
c/o Gorilla Group
PO Box 351676
Jacksonville, FL 32235

Name
Address
Jacksonville, FL 32225