



HARBOUR POINT  
HOMEOWNERS ASSOCIATION

August 20, 2021

Happy August Harbour Point Homeowners!

Hope you are all enjoying the Florida heat and sunshine, as well as the afternoon “Liquid Sunshine” we see this time of year. It appears the landscaping is enjoying it also as evidenced by the colors and growth. The community continues to look great as the result of your ongoing upkeep of your units as well as Justin, our landscaping contractor, and our maintenance man Wayne, who are quick to take care of any issues. As usual, if you see anything that needs attention, please do not hesitate to contact Kim Rosen at Clifton Management. She will see that it is taken care of as soon as possible. We respectfully ask all homeowners to contact Clifton Management directly if you have any issues or questions regarding the association.

The association financials continue to perform on plan with no unexpected expenses in the second quarter of the year. Our current vendors continue to perform well as evidenced by the upkeep of the common areas of the association. We have renewed the management contract with Clifton Management for another year, as we have seen great results in the execution of the day-to-day operation of the community. Kim Rosen is doing a great job with communication between homeowners, Clifton Management, and the board of directors.

We have had one new homeowners join us in Harbour Point. (1264 Harbour Point)

While the community is currently running smoothly, the board of directors is looking into future needs and upgrades. We would like to update you on a few ongoing projects, as well as some enhancements under consideration.

The “Document Review Committee” is working hard to review and update the association governing documents. It will be almost ten years since the last update, and there have been many changes in statutes as well as homeowner lifestyles. We will be circulating a draft copy before year’s end for all homeowners to review. As you may be aware, any changes to the documents require homeowner approval by vote. Stay tuned for more information.

As many of you are aware, our lawn irrigation system is very old. While Wayne and our irrigation company have done a great job in maintaining its operation, it is evident that

we will need to perform some type of upgrade in the near future. We have asked our irrigation contractor to do a comprehensive study of the current system, and give us recommendations for any upgrades that may be needed. You will see the contractor in the neighborhood over the next few weeks.

The chain link fencing and gates around the boat launch are in need of repairs. Also, we have seen an increase in the number of “trespassers” climbing the fence. We are in the process of securing vendor bids for a replacement of the fencing and gates. We will be considering some type of “decorative” aluminum fencing since this area is very visible and should reflect the image of Harbour Point.

Another idea under consideration is an upgrade to the pool area. In an effort to present a safe, healthy, and comfortable pool area experience, as well as to encourage more use of this amenity, the idea of a “shade area” is being considered. The idea is in its very early stage and will require homeowner approval before moving forward.

For Harbour Point to be a successful association well into the future, we need to consider opportunities to enhance the community, not only for our current homeowners enjoyment, but to maintain and increase property values and desirability. This is where we need help from all of you. This is not a pitch to ask you to be a candidate for a board position. (There will be plenty of time for that later on in the year) However, we are asking for your ideas for enhancements to the community. We can see by the way many of you maintain and decorate your homes, that we have very creative people in the community. We would really like to get your input on improvements or enhancements to the community. Also, if you would like to be part of any of these projects, please let a board member know. Keep in mind this community belongs to all of us, not just a few people on the board. If you have an idea, please bring it forward. It is as easy as dropping a note in the clubhouse drop box, or send an email to [hphoa1152@gmail.com](mailto:hphoa1152@gmail.com) or call a board member.

One last reminder. Unfortunately, we had a trespasser in the clubhouse overnight a few weeks ago, and there was some minor damage to the men’s restroom. Please take a minute to be sure all doors are locked any time you or your guests leave the clubhouse.

We should all be proud of the progress we have made over the past year in cooperation with Clifton Management. The community looks great. Thanking you all in advance for keeping it to the high standards we all expect, and please forward any ideas you have!

Respectfully,

The Board of Directors