

Harbor Isles Condominium Association
c/o: Prestige Property Management
PO Box 507
Cape Canaveral, FL 32920
(321) 501-0654

Board of Directors
Meeting Minutes
held
Monday, January 11, 2016

1. Call to Order: This meeting was called to order at 6:34 p.m.
2. Establishment of Quorum: A quorum was established with 5 of 5 Directors present.
3. Proof of Notice: On file
1. Reading or Waiver of Reading of Previous Meeting Minutes: Richard motioned to waive the reading the minutes from the meetings held November 16, 2015. Joe Sinnott 2nd. All were in favor and the minutes were accepted as submitted. Richard then motioned to waive the reading of the minutes from the meetings held on December 8, 2015. Lee 2nd. All were in favor the minutes were accepted as submitted.
2. Reports of Officers, Committees and Agents: President – None, Treasurers’ Report – read by John Lindsey
3. Old Business:
 - a. Update on Warranty repairs: Lori informed the Board that the attorney for All Custom Aluminum has requested to inspect 20 units with representatives from ACA and their independent testing lab. The inspection is scheduled for January 28, 2016. Owners are notified that entry to unit will be necessary.
 - b. Update Building Landscaping: Joe informed the Board that landscaping at the clubhouse was complete, that the lap pool was scheduled for the 20th of this month and that only one small area at bldg 7 needed to have some additional rock installed. He and Paulette are also working on installing plantings in the courtyards of the 7 bldg. Additional dirt will need to be installed in these beds prior to the planting.
 - c. Electric Vehicles and the Potential cost to Association/Consideration of Rule Adoption: Lori confirmed that the draft of the rule is “good to go” by the attorney. There was general discussion regarding the owners’ responsibility. Lee also thought that on the Request to install form, there needed to be some changes to the wording at the bottom of the form. After discussion, John Lindsey motioned to accept the guideline. Lee Hoyt 2nd. All were in favor and the motion passed. Lori will make the changes to the form and be sure to add this to the Directory.
 - d. Alarm System: Review and discuss: Owners have been responding to the mail out survey. The vast majority of the owners do not use the system and they also agreed that upgrading the system at increased costs would not be an option for them. Lee will continue to compile the responses. There was discussion regarding the need to give owners information regarding personal systems should the membership vote to discontinue this service to be paid as a common expense.
 - e. Consideration of Rule for designating non-smoking area at Association: The Board reviewed a Rule citing non-smoking areas in the common grounds. After discussion, Paulette motioned to adopt the rule as submitted, adding the word “covered” to items d & e of the rule. John Lindsey

2nd. All were in favor and the rule was adopted. Richard will re-type the rule and forward to Lori for printing and posting.

4. New Business:

- a. Consideration of Rule re: Drones on Property: The Board reviewed a rule that Richard submitted that he found another association had adopted. There was general discussion regarding the need for the rule. Paulette will update the rule to designate Harbor Isles in its wording and will re-submit for the next meeting.
- b. Consideration of Updating Parking Rules: There was general discussion regarding the need for owners to not back into parking spaces, this causes the exhaust to be pushed directly into owners windows. Discussion also focused on owners parking both of their vehicles in the front of the buildings and not using their garages. The Board would like a “request” placed in the directory not to do either of these things.

5. Next Board Meeting Date: February 2, 2016 7:00 p.m.

6. Adjournment: With no further business to come before the Board, Joe motioned to adjourn at 7:30 p.m.