

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

Board of Directors
Meeting Minutes
Monday, January 12, 2015

1. Call to Order: 7:01 p.m.
2. Establishment of Quorum: 4 of 5 Directors present. Joe Sinnott was excused.
3. Proof of Notice: On file.
4. Reading or Waiver of Reading of Previous Meeting Minutes: Read by Lee Hoyt. John Lindsey motioned to accept the minutes, with 3 noted changes, one being that Hugh Young was to receive 10 vacation days and 5 sick days per year. The minutes reflected only 10 days of vacation and sick total. The two other changes were typographical in nature. Richard Njus 2nd. All were in favor and the minutes were accepted.
5. Reports of Officers and Agents:
 - a. President's Report: Richard thanked Mary Smythe, Shelia Angrove and Sandy Funderburke for putting together and distributing the newsletter. He would also like to possibly work on setting up a website specifically for Harbor Isles 1 so that it could be updated and maintained with more specific information regarding this phase vs. co-mingling with HI 2.
 - b. Treasurer's Report: John Lindsey read the balance sheet, attached.
 - c. Manager's Report: Lori reported that she received correspondence from a unit owner who was requesting a late fee be waived. It seemed that a group of payments were lost and the bank has waived fees for stop payments since the post master confirmed there was an issue with the mail carrier for that route. Lee Hoyt motioned to waive the fee. John Lindsey 2nd. No discussion. All were in favor and the motion passed. Lori then informed the Board that she requested the attorney move forward with litigation against Chematics of the South for failure to honor their warranty but has not heard back from the attorney with a plan of action.
6. Old Business:
 - a. Re-affirmation of Rules & Regulations: Richard Njus motioned to reaffirm the rules and regulations adopted by previous Board's with the noted deletions or corrections, as attached. John Lindsey 2nd. All were in favor and the motioned was approved.
 - i. Lee Hoyt motioned to remove the restriction of limiting the number of guests who may use the facilities, as stated in the rules under "Guests Use of Recreational Facilities and to address this issue at a later date. Richard Njus 2nd. There was discussion that included the ability to enforce such a rule (what would guidelines be for "prior approval") and that some facilities are small in nature. A call for a vote was made. Richard Njus – Yea, Paulette Scherer – Yea, Lee Hoyt – Yea, John Lindsey – No. Motion passed by majority.

- ii. John Lindsey motioned to amend the guideline previously adopted by the Board pertaining to the underlayment of a sound barrier prior to wood or tile installation to the following: **Hardwood, engineered or any other type of wood** flooring to be installed must first have a sound barrier insulation product with an Impact Insulation Class (IIC) rating not to be lower than 65 and/ or a Sound Transmission Class (STC) rating of not less than 65 must be utilized prior to installation. **Tile, marble or any other type of ceramic** flooring shall have a barrier insulation product with an IIC rating not to be lower than 47 and/or a STC rating of not less than 52 must be utilized prior to installation. The rest of the guideline to remain the same. Lee Hoyt 2nd. All were in favor and the guideline was approved.
- iii. Richard motioned to adopt a rule stating: No vehicle, truck or similar type of automobile, 18ft in length shall be parked in any open parking space that abuts the front of any building or that may hinder residents from backing out of their garages. The 18ft in length shall include any addition there may be to the front grill or the rear portion of the vehicle, such as trailer hitches, etc. These vehicles may park in any other parking space located on Harbor Isles 1 property. Lee Hoyt 2nd. All were in favor and the rule passed.
- iv. Lee Hoyt motioned to increase the age limit to 18 years of age for all persons who use the exercise equipment. John Lindsey 2nd. All were in favor and the motioned passed.
- v. John Lindsey motioned to propose an amendment to the Declaration of Condominium, specifically Section X, paragraph h, as follows: An owner shall not place or cause to be placed in the walkways or in or on any other common areas and facilities, stairs, or stairwells, any furniture, packages or objects of any kind: except for those such items that have been adopted as a rule or have been approved by the Board of Administration. Such rules are subject to change or be amended from time to time by the Board of Administration. ~~Such areas shall be used for no other reason than for normal transit through them.~~ Such items shall not impede egress or ingress from any unit nor shall it interfere with normal transit along walkways, stairs or stairwells. Lee Hoyt 2nd. All were in favor and the motion passed. Lori will add this proposed amendment to the two other amendments previously voted on by the Board to put to the owners.

b. Update on Warranty repairs: as above

7. New Business:

a. Directors Goals for 2015: Tabled

8. Next Meeting Date: A special Meeting of the Members will be held on February 23, 2015 at 6:00 p.m.

9. Adjournment: With no further Business to come before the Board, the meeting adjourned at 8:35 p.m.

Any questions concerning this Notice should be directed to Lori at the contact numbers listed above.