

Harbor Isles 2 Condominium Association
c/o: Prestige Property Management
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Cape Canaveral, FL 32920
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Board of Directors
Meeting Minutes
held
Thursday, January 21, 2016

1. Call to Order: This Meeting was called to order at 7:01 p.m.
2. Establishment of Quorum: A quorum was established with 5 of 5 Directors present.
3. Proof of Notice: In file
4. Reading or Waiver of Reading of Previous Meeting Minutes (if any): Jim Smith motioned to approve the minutes from November 19, 2015. Sean Stapf 2nd. All were in favor and the minutes were accepted as submitted. Jim then motioned to approve the minutes from December 7, 2015. Sean 2nd. All were in favor and the minutes were accepted as submitted.
5. Recognition of Members Present and their Comments on Agenda Items (please limit comments to 3 minutes or less –Members commented on the proposed new walkway connecting the community to the pier, etc., and wanted the Board to remember to consider the “future” costs of maintaining the improvement. There was also discussion regarding enforcement of the rules and the legal expenses that could be involved. There were also comments regarding amendments to the Declaration concerning restrictions and rules and that such amendments should be made only when benefiting all members, not just a few. Lori reminded everyone that “any” amendment is made by a vote of the owners and that majority is needed in all cases. There was one comment requesting that owners ask vendors working on units to not park directly in front of the buildings, sometimes taking up 2 spaces, but to rather park either in the overflow areas or at the ends of the buildings.
6. Reports of Officers and Agents, if any:
 - a. President - None
 - b. Vice-President – Sean reminded everyone of the new alarm system to be installed in the very near future. He then informed everyone that a new website was up and running and that posting to the site will continue for the next few months. He also reminded everyone that the swale project between buildings 9 & 10 is still on however; it is again under water from the rain. He reminded everyone to phone management if they are going to place any oversized items at the dumpsters so that Waste Management could be phoned for the additional pick up. Finally, he would still like to see annual or semi-annual inspections of the roof take place. Lori informed him that so far 3 companies she phoned declined to conduct such inspections. She will continue to search.
 - c. Treasurer – Read by Judy Montville. She commented that 2 CD’s were ready to mature and that we need to be looking for alternate places to put those funds if the interest rate would not be increasing.
 - d. Committees - None
 - e. Management/Agent – Lori updated the Board on various repairs that have been and need to be made at the association. One area that needs attention is at Lake Walden and the area of grounds

being compromised by the height of the water for so many months. It is beginning to eat away the grounds and a sea wall/bulkhead would be needed to keep any more ground from being washed away. There is damage to #9 bldg, missing soffit, from a storm that blew through. Because it is at the peak of a 3 story building, Lori was having difficulty finding a company that does work above 2 stories. She is also waiting for Lake Fountains to schedule a day to meet with Jerry and Jim to change out the light bulbs at both lakes. Lori then told the Board that a unit owner wanted to secure a space in the boat parking area but that he was not listed as the owner, but rather his son was. After discussion, the Board declined to approve the request. The boat and trailer would need to be in the owner's name for use of the area.

7. Old Business:

- a. Discussion/Possible action: Amending the Declaration to permit 2 dogs per unit: The Board tabled this discussion until further notice
- b. Discussion/Possible action: Rules for Garage Use: The Board tabled this discussion until the next meeting.
- c. Planning for walkways on various areas connecting lake crosswalks/pier to sidewalks – put to owners to material alteration consideration: The Board tabled this discussion until more information could be obtained, such as costs, etc.,
- d. Website Update: As above.
- e. Garbage Surrounds – put to owners to material alteration consideration: The Board thought that perhaps the surround at Bldg 12 could be used and that no new surround would need to be constructed. Jim and Joe will work on this.

8. New Business:

- a. Hose bib at Bldg 15: It was discussed that some residents were not turning off the hose after use. There was discussion about moving the hose bib to the end of the building. Joe and Jerry will work on this issue.
- b. Wind Mitigation Forms/schedule of new roofs: It was noted that the new wind mitigation forms did not show that new roofs were installed after 2004 and therefore, the forms did not show they met current building code. Lori will contact the agent and contractor who completed the forms for clarification.

9. Next Meeting Date: February 18, 2015 at 7:00 p.m.

10. Adjournment: With no further Business to come before the Board, Jim Smith motioned to adjourn the meeting at 8:32 p.m. Sean 2nd. Meeting Adjourned.