

Harbor Isles Condominium Association
c/o: Prestige Property Management
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Board of Directors
Meeting Minutes
held
Tuesday, October 6, 2015

This meeting was called to order at 6:35 p.m.

A quorum was established with 5 of 5 Directors present.

Notice of the meeting was posted at least 48 hours in advance of this meeting.

Richard motioned to waive the reading of the minutes from the previous meeting. Joe Sinnott 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officers, Committee's and Agents, if any:

John read the Treasurers' report and is working on the budget for calendar year 2016.

Paulette informed everyone that the landscaping project between the garages of 560 and 570 have been complete. Volunteers helped clear the area and install new plantings which were followed by the installation of the crimson rock ground cover. The fronts of Buildings 560 & 570 would be the next project as will the installing rock around the lap pool and the installation possibly 2 palms at the west end of the pool. There was general discussion regarding the rate of units selling at the association and the fact that they comment on the grounds and the condition of the property. This was followed by discussion as to how owners obtain the rules and how the association enforces them.

Old Business:

Lori informed the Board that gradual progress has been made with regards to the warranty issues. The attorney is working to file suit to compel Chematics to honor the warranty and a representative from an independent testing firm took samples to inspect.

The painting project is complete with a bit more of wood replacement to be completed to the rear of building 4. There was discussion regarding the leak that unit 431 has been experiencing, apparently for years. Many hours have been given to find this leak and after the last repair by Dave of Intext, it seemed almost 98% cured. He is to be back on site the 12th of October to again investigate the area. The owners have been extremely patient with this process.

Landscaping update: as above

Electric Vehicles and their charging stations – tabled

New Business:

Review of bid for rock at 560 & 570 – this was tabled to allow the committee to decide exactly what plantings should be removed and what, if anything should be replaced. Once the landscaping portion was complete, rock could then be installed.

Clarification of Swim Diapers in Pools – Lori received some information from a unit owner citing the ability to allow the diapers per the FHA. She forwarded this information over to the attorney or his opinion. His response was that disallowing the diapers could be challenged and he cites two cases showing such. After discussion, John Lindsey motioned to change the language of the current restrictions to read “Any person who is incontinent or not fully potty trained must wear appropriate waterproof clothing when entering or being carried into the pool” to comply with the Fair Housing Act. Joe Sinnott 2nd. All were in favor and the motion passed. Lori will change the verbiage in the Directory, notice the owners and have the signs at the pool reflect this language.

Paulette wanted to inform Lori that she was told by an owner that the landscaping crew was throwing their cigarette butts on the grounds as they worked. Joe asked if it was the mowing crew or the detail crew. She did not know. Lori will mention this to the landscaping company.

The next meeting will be the Annual Meeting on 11-16-15, followed by the Organizational Meeting which will immediately be followed by the Budget Adoption for 2016.

The Board would like to have a workshop on November 10, 2015 at 3:30 p.m.

With no further business to come before the Board, Joe motioned to adjourn the meeting at 7:25. P.m.