

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, November 17, 2014

1. Call to Order: 7:44 p.m.
2. Establishment of Quorum: 4 of 4 Directors were present.
3. Reading or Waiver of Reading of Previous Meeting Minutes: Richard motioned to waive the reading of the minutes from August 25, 2014 and September 29, 2014. John Lindsey 2nd. All were in favor and the minutes were accepted as submitted.
4. Reports of Officers and Agents:
 - a. John Lindsey motioned to appoint Lee Hoyt to fill the vacant seat on the Board for a 2 year term. Joe Sinnott 2nd. All were in favor and the motion passed. Ms. Hoyt joined the table. Let the record reflect that 5 of 5 Directors were now present. John then motioned to appoint Lee as Secretary of the Association. Lee accepted the nomination. With no other nominations, all were in favor and the motioned passed. Lee Hoyt will sit as Secretary of the Association for the remainder of the 2014/2015 term.
 - b. John read the Treasurers Report.
 - c. Lori reported that after inspecting the lobbies of the river buildings, there was ample space to place a small bench that would not impede any egress or ingress to the building. John motioned to purchase 3 benches, not to exceed \$75.00 each and that they be straight seats, not curved. Lee Hoyt 2nd. All were in favor and the motion passed.
5. Old Business:
 - a. Update on Warranty repairs: Lori informed the Board that the report from the lab was complete and only just that day was forwarded to the manufacturer. She will follow up with them this week.
 - b. Landscape Update: Review of bid to install new ground cover at car wash area: The Board reviewed bids to install landscaping rock at the car wash, to the south facing end of the 540 garages and at 2 common landscaping beds located between these two. After discussion, John Lindsey motioned to accept the bid from M&M/Greenleaf in the amount of \$5,125.00 but with the added caveat that a penalty clause be included in the contract to have the work completed in 30 calendar days from the date the contract was signed or a \$50.00 per day penalty would be instituted. Joe Sinnott 2nd. All were in favor and the motion passed.
 - c. Parking Rule Consideration: Lori informed the Board that she mailed the letters to the known owners who were parking both or more vehicles in front of the building as instructed. To date, only 2 owners responded but it seemed that many, if not all, were complying with the request at this time.
6. New Business:
 - a. Board's consideration for Declaration re: subordination to mortgage company for past due assessments: Lori informed the Board that it was brought to her attention that there is language in the Declaration of Condominium that actually restricts the association from obtaining any monies from the first mortgage holder when a unit is foreclosed on. She confirmed this with the attorney. The Board will need to review a possible amendment to the documents.
 - b. Lori was asked about the bulletin boards that were to be installed at the 520, 530, 560 & 570 buildings. She informed the Board that after searching, it was found that they were over \$300.00 each and she was not authorized to spend that amount of money. John reminded her that they were indeed needed and to go ahead and purchase the boards. There was a request from a unit owner to place a bin next to the office door to place copies of past meeting minutes. The Board approved of this placement. It was also requested to place the approved meeting minutes in the bulletin boards for the members to review.
7. Next Meeting Date: December 8, 2014, 7:00 p.m. 8. Adjournment: The meeting was adjourned at 8:20 p.m.