

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, February 23, 2015
7:00 p.m.

1. Call to Order: 6:23 p.m.
2. Establishment of Quorum : 5 of 5 Directors present
3. Proof of Notice: On File
4. Reading or Waiver of Reading of Previous Meeting Minutes: Joe Sinnott motioned to waive the reading of the minutes from the previous meeting. John Lindsey 2nd. All were in favor and the minutes were accepted as submitted.
5. Reports of Officers and Agents:
 - a. John Lindsey read the treasurers' report (attached)
 - b. Myrna Guild informed the Board that there were 20 participants for the community garage sale and that each of these units paid \$3.00 for a total receipt of \$60.00. The cost of the ad in the newspaper was \$71.20. Lori will reimburse her the outstanding \$11.20. Myrna thanked Pam from HI 2 for her help collecting the monies and to the SPCA for being prompt to pick up any of the items owners did not wish to keep. Myrna did mention that of the 11 signs she placed around the neighborhood, 2 were stolen.
6. Old Business:
 - a. Update on Warranty repairs: Lori informed the Board that the attorney sent the required notice to all parties, as spelled out in Florida Business Chapter 558. Lori also informed the members that since the mandated use of this chapter was not relayed to her at the beginning of the process, the attorney had credited the association back the \$971.00 paid to date. Lori reminded the members present that while there were clear defects with the screen enclosures, none would likely pose a risk to residents. Should they notice screws actually falling out, as they were in one known case, they should notify her immediately. She also reminded them that once this matter is filed with the clerk, the Board would then be held to attorney client privilege regarding the information concerning this matter.
7. New Business:
 - a. The Board reviewed a proposal to replace the screen enclosure at unit 236, as the top rail screws were falling out at such a rate that the cage is no longer attached to anything in most places. John Lindsey motioned to accept the contract from Tripod Aluminum in the amount of \$2,323.00. Lee Hoyt 2nd. All were in favor and the motion passed.
 - b. The Board next reviewed a proposal to paint 530, 540, 560, 570 and the clubhouse from Tech Systems. Previous bids were reviewed for cost comparisons. Discussion included the total cost of previous painting projects and the life expectancy of the components. John Lindsey motioned to accept the proposal, not to exceed \$90,000.00. Joe Sinnott 2nd. All were in favor and the motion passed. John then motioned to award Intext of Brevard the wood replacement job at time and materials not to exceed \$30,000.00. Any amount over the \$30,000.00 would need Board approval prior to any additional work to be completed.

- c. Discussion/Action: removal of coconut palm behind building 580: Lori tried to have a palm placed on the property some years ago moved as it was now growing towards the building and the fronds were not only blocking the view of the two upstairs residents but the fronds were scratching against the screens. There was general discussion concerning what constituted “common property” and the restrictions of the Declaration. An offer was made to the unit owner who placed the palm on the property to have them pay to have it moved, but his offer was declined. Joe Sinnott motioned to have the tree removed. Lee Hoyt 2nd. All were in favor and the motion passed.
 - d. The Board was informed by the CPA that the surplus from the previous year was \$44,068.00. Lori also informed the members present that the audit was ready should anyone wish to receive a copy. John Lindsey motioned to allocate \$15,000.00 into the reserve wood replacement line item and \$29,068.00 into the painting reserve line item. Lee Hoyt 2nd. All were in favor and the motion passed.
 - e. The Board reviewed a request to install a retractable screen door to unit 1114, which was installed without first obtaining approval. After review of photos and a brief discussion John Lindsey motioned not to approve the application. Joe Sinnott 2nd. Discussion included the fact that this type of door did not match any other screen or storm door currently installed on the property. All were in favor and the motion passed. Lori will notice the owner.
8. Next Meeting Date: The Board determined to schedule 2 workshop meeting dates: March 17, 2015 at 3:00 p.m. and April 7, 2015 at 3:00 p.m. The next Board Meeting will take place on April 13, 2015 at 7:00 p.m.
 9. Adjournment: With no further business to come before the Board, Richard motioned to adjourn the meeting at 7:30 p.m.