

HARBOR ISLES CONDOMINIUM ASSOCIATION I

C/O: PRESTIGE PROPERTY MANAGEMENT

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BOARD OF DIRECTORS

MEETING MINUTES

April 17, 2014

1. Call to order: 7:05 p.m.
2. Establishment of quorum: 5 of 5 Directors present.
3. Reading or waiver of reading of the minutes of the previous Board Meeting: Previous minutes read by Linda Jones. John Lindsey motion to accept with the addition of Joan Zulters' name is added in Committee Reports and change the APR from the Treasurers report to 1.05% from 1.04%. Paulette 2nd. All were in favor and the minutes were accepted.
4. Recognition of Members and/or Visitors and any comments on the agenda: None except that some members commented on the retaining wall and the very nice job Dock Patrol did.
5. Reports of Officers and Committees:
 - a. Presidents' Report: Richard commented that Dave from Intext was doing a fantastic and very thorough job replacing the wood trim. Richard commented on Dave's high integrity with the job and looks forward to using him on additional work around the complex. Richard also commented on the very professional job the painters were doing.
 - b. Treasurers' Report: Read by John Lindsey and made a part of these minutes. John also commented that the bank account at Bank of the Internet was opened, that 2 CD's from Florida Community Bank were converted into one Money Market account which was giving us a .95% rate of return and the a money market account at SunTrust was also closed and those funds were deposited into the operating account.
 - c. Committee Reports: Richard would like to form a Landscaping Committee. Paulette agreed to chair this committee. Lori will get with Paulette to try and seat at least 5 members to help with this. The landscaping is over 20 years old and some plants have reached their useful life span and replacement should be looked into.
 - d. Management Report: Lori informed the Board that a new golf cart was purchased to replace the old one at a cost of \$1,800.00. The men will be working to fabricate a ladder rack and Lori will be looking into purchasing trailer to pull behind the cart for landscaping debris and for moving equipment around the complex. Lori then informed the Board that she heard back from the executor for unit 823. They are still interested in signing over the deed in lieu of foreclosure if the Board wishes to move forward. They would pay for their attorney to draw up the paperwork and we would only be responsible for filing the paperwork with the clerk of courts. After discussion, John Lindsey motioned to accept the D.I.L. only if the amount of money it would take to put the unit in rentable condition did not exceed \$3750.00. Linda Jones 2nd. There was general discussion that included how much rent the association would be asking, what the items were that needed attention (painting, etc) and the caveat that whoever rented the unit was not permitted to have pets or smoke. A call for a vote was made: All were in favor and the motion passed unanimously.

6. Old Business:
 - a. Update: Warranty Work from Phase 1, 2 & 3 on Balcony Railings: Lori forwarded to the attorney a comprehensive list of units with known or seen deficiencies. She is awaiting the response from Chematics.
 - b. Standards for Air Conditioning Height of New Unit: Tabled
 - c. Maintenance Person Update: Hugh was still on light duty but improving each day. Jim has proved beneficial to the association and just took over the cleaning duties for both the shared amenities portion and the building cleaning. Lori prepared new check lists for the men to work from and Joe Sinnott has been especially helpful managing and helping the men with their projects.
 - d. Update: Painting/wood trim Replacement: The painting is almost complete and Lori will be doing some inspections in the next week. Sever wood damage was found behind the 580 building together with some termite damage. It seems that all the hurricane shutters would need to be removed to allow for the trim to be replaced. Lori will work on noticing the owners. Other than the lawn taking a beating (mostly due to rains) the project has moved along without incident.
 - e. Update: Repairs to 540 Building Unit 411: the repairs are complete, Mr. & Mrs. Padgitt signed off with LH Tanner Construction and all monies have been paid by the person who hit the building.
7. New Business:
 - a. Request for Blinds in Clubhouse: Lori informed the Board that she spoke with Joan Zultner and she would like for the Board to table this item and to re-address it during budgetary discussions for next year.
 - b. Landscape Proposal for Clubhouse : The Board briefly reviewed a proposal submitted by Greenleaf Landscaping in the amount of \$12,222.11. Since the drawing was hard to view as submitted and it included some items that could be removed, this item was tabled until Lori could schedule a meeting with Greenleaf and the new Landscaping Committee.
8. Next Meeting Date: Monday – May 12, 2014 – 7:00 p.m.
9. Adjournment: With no further Business to come before the Board, John Lindsey motioned to adjourn the meeting at 8:46 p.m.

Respectfully Submitted: