

Harbor Isles Condominium Association
c/o: Prestige Property Management
PO Box 507
Cape Canaveral, FL 32920
(321) 501-0654

Board of Directors
Meeting Minutes
Held
Tuesday, April 5, 2016

This meeting was called to order at 7:03 p.m.

A quorum was established with 5 of 5 Directors present.

Proof of Notice: Posted at least 48 hours prior to this meeting.

Members Comments on the Agenda:

Shelia Angrove read a statement she prepared regarding the recent killing of the alligator at Lake Walden Pond. The Board responded, as did manager Lori Barrella, that the decision to remove the alligator was made by the Board of Harbor Isles 2 and while the manner in which the alligator was removed by the FWC was deplorable (Florida does not offer a relocation program and members were encouraged to contact the FWC to complain), the HI2 Board received complaints of being fearful of going outside and to even use their porches and they had a responsibility to ensure the safety of the residents as it posed a liability to the association not to respond. This was followed by other residents agreeing with and/or understanding the decision to remove the alligator.

Reading or Waiver of Reading of Previous Meeting Minutes: Lee Hoyt. John Lindsey motioned to accept. Richard 2nd. All were in favor and the minutes were accepted.

Reports of Officers, Committees and Agents:

Lori reported that the Board of HI 2 was currently working on obtaining bids to construct a seawall around the remaining perimeter of Lake Walden. Once this project was completed, HI 1 & 2 would work together on a roadway paving/resealing project. Lori then said some residents were having difficulty logging onto the new website. She is trying to figure this out with the webmaster. The wood replacement was nearly complete with Buildings 2, 3, 6, 7 & 4 totally complete. Dave with Intext is currently at building 8 and should be moving along quickly to 11. Bldg 2 has some work that needs to be done behind a gutter but a lift will be needed for this. Lori then presented to the Board two forms that she revised/condensed. The request for modification form needed to have the words "If applicable" before the line asking who the contractor was and add "& contractor's license" after requesting the contractors insurance certificate. Lee Hoyt motioned to accept the form as amended. Richard 2nd. All were in favor and the form was approved. The Board then reviewed the Tenant application form. They would like to add the words "adult size" above the line asking for the weight of the pet. Lee then motioned to adopt the form as submitted with the addition of words. Richard 2nd. All were in favor and the form was approved.

Old Business:

Update on Warranty repairs: None

Update Building Landscaping: Bids are to be sought for rock and landscaping at building 2 & 3. Joe will work with GreenLeaf on this.

Alarm System: Review and discuss: Lori informed the Board that the new system HI 2 had installed cost approximately \$5.00 more per month. A representative from Protection 1 was to be onsite April 21, between the hours of 4 & 8 p.m. to go over programming the system for their owners and to show them options that are available for the system. HI 1 is welcome to come to this “town hall” meeting to inquire about the system.

Consideration of Rule re: Drones on Property: The Board reviewed the final draft for the rule. Lee Hoyt motioned to approve the Rule as written. Joe Sinnott 2nd. All were in favor and the rule was adopted and attached hereto for reference.

Window/Door Glass Guidelines: The Board reviewed the final draft for the replacement of windows and sliding doors. Lee Hoyt motioned to accept as written. Paulette Scherer 2nd. All were in favor and the rule was adopted and attached hereto for reference.

Kitchen Upgrades/Discussion: Tabled

New Business:

Lap pool painting bids: The Board reviewed the bids for the painting of the lap pool deck and railings. Joe motioned to accept the bid submitted by Tech Systems in the amount of \$3,249.00. Paulette 2nd. No discussion and the motioned passed.

The lap pool heater broke and the Board reviewed 3 bids to replace it. After discussion, Joe motioned to accept the bid from Eric The Gas Man in the amount of \$2640.00. John Lindsey 2nd. Discussion included checking that the manufacturers’ warranty was more than just the 1 year parts & labor stated. A call for a vote was made. All were in favor and the motion passed.

Next Board Meeting Date: May 3, 2016, 7:00 p.m.

The Board will meet for a workshop on Wednesday, April 20, 2016 at 3:30 p.m.

With no further business to come before the Board, Richard motioned to adjourn at 8:40 p.m.