

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

Board of Directors
Meeting Minutes
Tuesday, May 26, 2015

This Meeting was called to order at 5:02 p.m.

A quorum was established with 4 of 5 Directors present. Paulette was excused.

Proof of Notice: On file.

Richard Njus 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.

Reports of Officers and Agents: None. John submitted a printed sheet of financials attached hereto.

Old Business:

- a. Update on Warranty repairs: Lori informed the Board that she just received communication from the attorney that Chematics has filed a claim with their insurance company and that they were asking for pieces of the screen enclosure removed from 236 so that they could have an independent lab test the railings. Lori informed them that the rails were on site at Harbor Isles and that they could retrieve them at any time.
- b. Update on Painting Project: The clubhouse was complete and there is a date of June 15 to start buildings 560 & 570.
- c. Review of Bids for Clubhouse Landscaping Project: The Board reviewed bids to install new landscaping and rock around the clubhouse. There was some discussion regarding the size of some of the trees and shrubbery being installed. Lee Hoyt motioned to accept the proposal submitted by Green Leaf in the amount of \$8460.00. Joe Sinnott 2nd. John informed the Board that the Budget line item for plantings would be exhausted and that any remaining amounts for the project would have to be allocated to buildings materials. John would also like a penalty clause added to the contract. With no further discussion a call for a vote was made. All were in favor and the motion passed.
- d. Re-address Rental Rules: Lee presented the change in wording for the rental rules. After discussion, there was a motion by John Lindsey to include the following verbiage to the rule: Whoever is named on the lease must be in residence during the period of the lease. Units may not be split in duration, time-shared, or sublet at any time during the lease. Lee Hoyt 2nd. All were in favor and the motion passed.
- e. Rules for Owners Placing Items on Common Property: The Board reviewed proposed guidelines for Hardscaping and Landscaping to the Common Property now that the restriction to do so was amended by the owners. After discussion John Lindsey motioned to accept the guidelines (attached). Richard Njus 2nd. All were in favor and the guidelines were approved.

- f. Electric Vehicles and the Potential cost to Association/Consideration of Rule Adoption to be sent to the Attorney for Any Clarification: The Board reviewed the proposed rule (attached). Richard motioned to send the draft to the attorney for his opinion. Joe Sinnott 2nd. All were in favor and the motion passed.

New Business:

Lori informed the Board that two requests for issues to be heard by the Board were given to her just prior to the meeting: 1. is the "Lap Pool" only for swimming laps or can anyone use it and 2. Are "swimmez" considered diapers and are they permitted to be worn by children in the pool? The Board will address these items at the next Board Meeting.

Next Meeting Date: TBD

With no further Business to come before the Board, the Meeting was adjourned at 5:55 p.m.