

Harbor Isles Condominium Association
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BOARD OF DIRECTORS
Meeting Minutes
MONDAY, JUNE 9, 2014

1. Call to order: 7:00 p.m.
2. Establishment of Quorum: 3 of 5 Directors present, Joe Sinnott and Paulette Scherer were excused.
3. Reading or Waiver of Reading of the minutes from the previous meeting: Linda Jones read the minutes from the previous meeting. John Lindsey motioned to accept with 2 typographic errors to be corrected. Richard Njus 2nd. All were in favor and the minutes were approved.
4. Recognition of Members and/or visitors and any comments on the agenda: The owners from unit 1114 questioned who they needed to contact to have the main water valve shut off so that a new shut off could be installed in their unit. Lori informed them to contact her and notice would be posted. Lori asked that they give her at least 3 days notice. The owners then brought up the fact that dirt was getting on their patio when it rained even though they installed a deterrent. They would like some sort of ground cover to be placed behind their unit. Richard explained that they were in the process of working on the landscaping and that there currently was some stones, etc., behind the unit. A reminder was made that it was impossible to keep all dirt off the patio. The owners then stated a tree was blocking their view of the river. Lori would inspect the tree to see if it could be trimmed back.
5. Reports of Officers and Committees, if any:
 - a. Presidents Report: Richard reported that storm that blew through caused some damage to the roof of the 580 building, tearing off pieces of shingles. Hugh happened to be at the association during the weekend and he was able to place a tarp over the open areas. Hugh would replace the missing shingles once they are purchased.
 - b. Treasurers' Report: Read by John Lindsey and make a part of these minutes.
 - c. Committee Report: None
 - d. Management Report: Lori had the following to report:
 - i. Unit 823 was rented and the tenant has moved in. Showcase Properties found a tenant in 4 days. However; just today Lori was notified by the attorney that the court had scheduled a Case Management hearing and the attorney wanted to know if the association would like for him to be present. His fees could run as high as \$2,000.00. Since the association would only be able to recoup 12 months or past dues (or 1% of the original mortgage) and that no fees would be reimbursable, Richard motioned not to pursue any further legal action regarding the bank's foreclosure. John Lindsey 2nd. All were in favor and the motion passed. Lori did remind the Board that the hearing was for Case Management and not necessarily for Summary Judgment so the association could see receiving another 2 to 3 months of rents. It was noted that this was the quickest action seen by a bank by both Lori and the attorney.
 - ii. 4 air conditioning units were purchased from Home Depot and Hugh already installed one in the 540 building.

- iii. The repairs to the flat roof at the 580 building were slightly delayed as a signature was missed on the permit. It should be on the roofers schedule for the week of the 23rd.
- iv. A hand cart was purchased for \$35.00 for Jim to utilize for janitorial work. It was determined that a trailer for the golf cart was not necessary at this time.

6. Old Business:

- a. Update: Warranty Work from Phase 1 & 2: Lori explained that a meeting had been scheduled for May 29 with Chematics but again they failed to acknowledge once the date was set (as requested by Chematics) so the matter was again forwarded to the attorney.
- b. Update: Wood Replacement: The wood replacement project was complete for the 580, 630 and 520 buildings. Intext of Brevard provided the Board with a new proposal for the 570 & 560 building. There was general discussion as to the scope of work. Richard motion to accept the proposal, not to exceed \$10,000.00 without first obtaining approval from the Board. John 2nd. No discussion. All were in favor and the motion passed. It was noted that no maintenance personnel should be utilized for this project. Lori said volunteers were already contacted by Joe to help Intext with painting, etc.
- c. Update: Landscaping: Lori informed the Board that the sea hibiscus had been removed as were 4 Washingtonian palms (2 from the car wash area, one from the kidney pool area and one from the south side of the 540 garages. Replacement palms will be planted however; they will be Christmas and foxtail palms, which are cleaner and easier to manage palms. A crepe myrtle will be planed adjacent to where the sea hibiscus was removed. The Landscaping Committee will be working on improvements to the clubhouse and possibly the kidney pool area in the coming months.

7. New Business:

- a. Request to waive late fee – Unit 236 requested a late fee to be removed as his payment was received on the 15th of the month. He contends that his bank showed it was “paid” on the 9th. I explained to the owner that this was merely the date the bank “issued a paper check” which is then mailed to the association. After general discussion regarding payments, John Lindsey motioned not to waive the fee. Richard Njus 2nd. Discussion included requesting the owner to have his payment be deducted earlier in the month so that it reaches the association on or before the 10th of each month. A call for a vote was made. All were in favor and the motion passed.
- b. Parking Rules and Regulations – consideration of adoption of parking plan: It was brought to the attention of the Board that there were serious concerns from many residents that there were such a limited number of parking spaces in the fronts of the buildings and with some residents having 3 or 4 cars, it was creating a problem. The Board agreed that a plan should be implemented and will work on this, utilizing the attorney to be sure the rule could be enforced.
- c. ACH banking options: Lori has received a number of requests by owners to have the capability to “automatically deduct” their maintenance fees each month so that they did not have to worry about it. Lori did a quick search from local area banks and found that Sunrise Bank offered no fees, only the cost of the coupon books that were mailed out each year. John Lindsey felt there was no need to incur any fees for this service and contended that not everyone would use the program. There was discussion from the audience and it was determined to review the request in the future, after all facts and figures could be obtained.

8. Next Meeting Date: to be determined.

9. Adjournment: John motioned to adjourn at 8:17 p.m. Meeting adjourned.