

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, August 11, 2015

This Meeting was called to order at 6:32 p.m.

A quorum was established with 4 of 5 Director present. Joe Sinnott was excused. (NOTE: Joe arrived at the meeting at 6:50 p.m.)

Proof of Notice: Notice was posted at least 48 hours in advance of the meeting.

Lee Hoyt read the minutes from the previous meeting. John Lindsey motioned to accept the minutes as read. Paulette Scherer 2nd. All were in favor and the minutes were accepted.

Reports of Officers, Committees and Agents:

Presidents: None

Treasurers' Report _ Read by John Lindsey and attached hereto.

Committees: Mary Smyth reminded the Board that she would need all information and/or articles by mid-September for October 1st print date. There was general discussion as to the content and who would be submitting the articles.

Management Report – Lori informed the Board that a request to permit a garden flag behind the owners unit was received from Unit 315. After discussion, Lee Hoyt motioned to approve the flag. Joe Sinnott 2nd. Discussion included the limiting of other owners to place flags, etc. A call for a vote was made. John Lindsey – no, Joe Sinnott – yes, Lee Hoyt – yes, Richard Njus – yes, Paulette Scherer – no. Motioned carried by majority vote. Lori then submitted a request by a unit owner to have a piano placed in the clubhouse. After discussion the Board declined to entertain that motion. Lori also received a request to have vinyl installed in a unit but there is some discrepancy as to IIC rating. She will gather more information and forward to the Board via email. Lori then reminded the Board that at the last meeting, there was discussion as to whether or not to continue flood coverage on the buildings since the property was no longer deemed to be in a flood zone. After discussion Lee Hoyt motioned to continue the coverage on all residential buildings and the clubhouse but not on the garages. Joe Sinnott 2nd. All were in favor and the motion passed.

Old Business:

Update on Warranty repairs: Lori informed the Board that no action has been taken by the attorney or the insurance company Chematics contacted. Lori did inform the attorney for the association to move forward with legal suit if that is what it will take.

Update on Painting Project: Buildings 560, 570 and the clubhouse are complete with only the louvers to be installed on the clubhouse cupola and some minor material replacement at the 560 & 570, at the bottom of

the upright trim. Building 530 is 80% complete and work has started in the 540 building, where it was found to have massive wood rot.

Update on Clubhouse Landscaping Project: This project is 90% complete.

Electric Vehicles and the Potential cost to Association/Consideration of Rule Adoption to be sent to the Attorney for Any Clarification: The attorney responded that the draft sent to him looked completely in order. Lori will work with FPL to try and get some facts and figures to present, hopefully, at the next Board Meeting.

New Business:

Consideration of installing a paver walkway from clubhouse pool to walkway at 560/570 garage: The Board reviewed a bid from Green Leaf. After discussion, Joe Sinnott motioned to accept the bid in the amount of \$2,720.00. Paulette 2nd. There was general discussion pertaining to where exactly the path will be and what line item of the Budget it will be deducted from. With no further discussion a call for a vote was made. All were in favor and the motion passed.

Consideration of installing an “oversized items” garbage surround on the property: The attorney confirmed that an owner vote would be needed to construct a new garbage surround. Lori will obtain some additional information and report back to the Board hopefully before the proxy will need to be sent to the owners for the annual meeting.

Consideration of allowing “Swimmez” type pants in pools: Lori read a request from a unit owner who wanted to have children’s swim diapers approved for use in the pools. The Board reviewed the information on the diapers from the Centers for Disease Control which stated that the diapers do not in fact hold feces. The Board determined not to change the “no diapers” rule for the swimming pools.

Determination of usage of Lap Pool: A request was made at the previous meeting to designate the “lap pool” as just that and to not permit residents to use the pool. After discussion, the Board determined that the rules listed in the Directory should notate “Please give preference for lap swimmers when using the lap pool” and not to post any signs since there were no frequent issues at the pool.

Next Meeting Date: The Board would like to meet in workshop fashion on Tuesday, September 1 at 3:30 p.m. The budget adoption meeting will also be scheduled in September.

With no further Business to come before the Board, Richard motioned to adjourn the meeting at 8:45 p.m.