Harbor Isles Condominium Association

c/o: Prestige Property Management
PO Box 1750
Cape Canaveral, FL 32920
(321) 501-0654
prestigeofbrevard@att.net

BOARD OF DIRECTORS Meeting Minutes Monday, August 25, 2014

This meeting was called to order at 7:51 p.m.

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

Linda Jones read the minutes from the previous Board Meeting. John Lindsey motioned to accept the minutes. Joe Sinnott 2^{nd} . No discussion. All were in favor and the minutes were accepted as submitted.

Reports: Tabled – Richard Njus did wish to thank everyone who worked on the budget, specifically John Lindsey, Lee Hoyt and Sandy Funderburke. He also wanted to thank Prestige Property Management for working to lower some of the costs by re-negotiating certain contracts and many thanks to Joe Sinnott for heading up maintenance projects around the complex.

Old Business:

A/C guidelines: Tabled

Update on Warranty Repairs: Lori informed the Board that samples were taken by All Custom Aluminum from various units and sent to a testing facility by the manufacturer and a report was not yet ready. Lori was contacted by Jim Emory of Keystone Engineering/Chematics and agreed to meet at the association after the holiday weekend to look at the balcony at 1143 and the stucco repairs that were made to the 540 building that seemed to be failing. **Update on Wood Replacement:** Building 570 is complete and Intext will be back the week of September 8th to start 560 Building. He also made some repairs to the kidney pool bath house, which is to be painted in the very near future.

Landscape Update: After discussion, this item was tabled.

New Business:

Insurance Information: It was noted that the new Fannie Mae/Freddie Mac guidelines now require that associations be insured to 100% of the replacement cost of the entire complex and its amenities. Harbor Isles choose to reduce the coverage this year to exclude the recent appraisal figures to save costs. This then made the association fall out of the guidelines required for conventional loans. Lori is working with the insurance agent, SJR Insurance, to provide the necessary coverage to meet the guidelines.

Parking Rule Consideration: Requests have been made to the Board in the past to adopt a parking rule. It seems that some units have 3 or 4 vehicles parking in the front spaces and not utilizing the garages. This issue seems to only affect the 580 Building, which has one less space than units. After discussion this item was tabled.

Review of bids to paint kidney pool/deck & rails: The Board reviewed bids to paint the kidney pool, the deck area and the fence. After discussion, Joe Sinnott motioned to accept the bid received from Tech Systems in the amount of \$3025.00. John Lindsey 2nd. No discussion. All were in favor and the motion passed.

Next Meeting Date: September 8, 2014 – 7:00 p.m.

With no other business to come before the Board, the meeting was adjourned at 8:40 p.m.