

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

Board of Directors
Meeting Minutes
September 29, 2014

1. Call to Order: 7:00 p.m.
2. Establishment of Quorum : 5 of 5 Directors were present
3. Proof of Notice: on file
4. Reading or Waiver of Reading of Previous Meeting Minutes (if any): Richard tabled reading the minutes from the previous 2 meetings. Linda Jones 2nd. All were in favor and the minutes were tabled.
5. Old Business:
 - a. A/C Guidelines: John Lindsey motioned to adopt the following guideline:
 - i. All newly installed air conditioning units shall be limited to 36" in height from the top of the slab to the top of the unit. If the width and/or depth increases from the current width and/or depth, the unit must first have Board approval prior to installation. Approval is required to ensure the new unit does not encroach upon other units and that it will still allow maintenance to other units and their surrounds.
Joe Sinnott 2nd. No further discussion. All were in favor and the motion passed.
 - b. Update on Warranty repairs: Lori informed the Board that representatives from the manufacturer of the aluminum rails and the painting manufacturer inspected the property and that she was still waiting for their report.
 - c. Update on Wood Replacement: Building 7 was complete and building 6, except for the top floor, was also complete, except for a few minor areas.
 - d. Landscape Update: Review of bids to install new ground cover at Kidney Pool: The Board reviewed 3 bids for landscape cover at the kidney pool. After discussion Joe Sinnott motioned to accept the bid submitted by M&M/Greenleaf Landscaping, to include the sod and the perimeter of the tennis courts, in the amount of \$3930.00. Paulette 2nd. No discussion. Richard Njus was in favor, Paulette was in favor, John Lindsey was against, Linda Jones was in favor, Joe Sinnott was in favor. The motion passed by majority vote.
 - e. Parking Rule Consideration: John Lindsey read a preliminary rule for parking. After discussion, Richard motioned to table this item and instead give Lori a directive to send a letter to the owners who are parking numerous cars at the 8 building. Joe Sinnott 2nd. All were in favor. The Board gave Prestige Management the following directive:
 - i. To contact the residents who are known to park multiple cars in front of Building 8 and who are not utilizing their garages and to request to the owner that they use their garage and only one space in front of the building to give consideration to the other residents.
6. New Business:
 - a. Owners' Request for Bench: Lori received a request from a unit owner in the 11 building to have a bench installed on the 1st floor landing. There was general discussion and it was determined that the Board will look into the issue and be certain that no fire codes, etc., would be violated if a bench were to be installed. There was discussion that there may not be ample room in the lobby to place a bench.
 - b. Lori also received a request to have blinds installed in the billiards room. After discussion the Board did not entertain a motion to have them installed.
7. Next Meeting Date: October 13, 2014

Adjournment: 8:20 p.m.