



Harbor Isles Newsletter



Board of Director Projects

The HI 1 Board of Directors has had a busy first quarter considering and completing projects. Some of the projects include:

1. Elevator renovation. The board has continued a contract with a consultant to determine the needs of our aging elevators. Plans have been formulated to go forward with planning renovation and upgrading the four HI 1 elevators. When the complex was built, the contractor installed used elevators and there are more and more repairs being done to maintain good working order.
2. Screen enclosures. The project has gone out for bids for a second time. Consideration of the order of screen installation has been done to decrease the time that a lift is being used and leased.
3. Fencing around the AC outside units is being replaced by shrubs for several buildings.
4. The clubhouse windows are being replaced. The windows are original and are becoming cloudy and inefficient.
5. By Florida Statute for insurance replacement purposes, an appraisal of the property was completed. This requirement is completed every 36 months.
6. The half circle windows at the top of many buildings are cloudy. Methods to repair these windows were considered.
7. Two machines in the Exercise Room were replaced and a contract was issued for maintenance.
8. Areas behind building #540 have been sodded. Low lying areas were submerged for a lengthy time following Hurricane Irma and the grass was destroyed.

9. Sprinkler system is continually upgraded to maintain correct spraying patterns and to repair damaged sprinkler heads.

Elevator Emergencies

Harbor Isles 1 elevators are aging and upgrades are being considered to ensure their continued operation in a safe and reliable manner.

In case of emergency, the following information may ensure that the rider is assisted in a timely way. If the elevator stops and will not engage or open the door, push the Alarm button. This will sound an alarm for assistance.

If no assistance arrives quickly, open the door of the panel with the phone receiver picture and push the help button. This is a direct line to a Central Station. Through the intercom, Central Station will talk to you and ask what the emergency is. They know where you are by the line identification number and will send the fire department and/or the police to assist you.



Please let the board or management know if there are other issues with the elevator in your building.

Management Contact Information

Harbor Isles Phase 1 Condominium Association
Lori Barrella - Phone (321) 501-0654
Prestige Property Management
PO Box 507
Cape Canaveral, FL 32920



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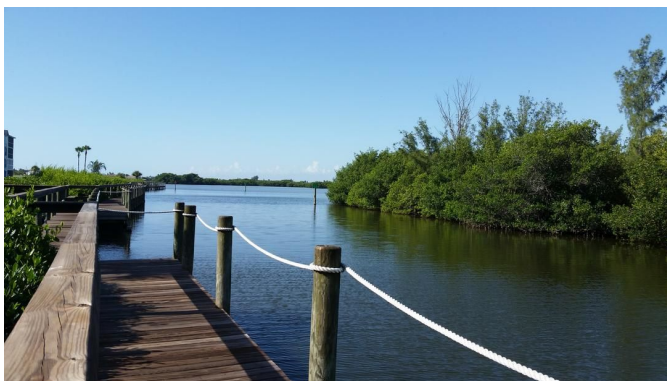
Clubhouse Rules for Private Owner Use

Harbor Isles Clubhouse is for the enjoyment and use of residents of the condo community. Some of the rules have recently been revised to better accommodate our resident needs.

A few of the revised rules are below:

- Residents wishing to privately rent the clubhouse may do so by completing a Lease Agreement for Use of the Clubhouse and obtaining approval.
- Clubhouse renters may schedule entertainers, concessionaires, speakers, or services for their event. If a contract is needed for those services, the private party is responsible for executing that contract and cannot list Harbor Isles Association as a party in the contract.
- The Clubhouse may not be used for marketing of goods and services for commercial profit.
- Per Fire Code, the maximum number of attendees is 80 in the clubhouse.

To fully review the rules, note the posting on the clubhouse bulletin board. Also, the rules will be received upon renting the facility. Enjoy our lovely clubhouse..



Did you Know.....

In order to build our boardwalk, the condo association was required to lease the river shoreline from the Florida Department of Environmental Protection where the pilings are located. For many years the association paid for the lease. That payment has been discontinued as long as the condo meets several guidelines.

Those guidelines include no mooring of watercraft to the boardwalk on either a permanent or temporary basis, no extensions or enlargement of boardwalk, and installation of signage on boardwalk to re enforce these compliance measures. Enjoy our scenic shoreline!

Activities

Daily

Exercise Group – Clubhouse Pool M - F 10am

Weekly

Bridge – Tuesday am and Wednesday pm

Canasta -Thursday Mornings

Shuffleboard - Thursday 4:30p

Social Gathering -1st and 3rd Friday 5 pm

Monthly

Beach Sweeping – 1st Tuesday 8 am

Contact Mary Smythe 321-848-1211

Bunco – 2nd Tuesday 7 pm -Sign up required

Board Meeting - 1st Tuesday unless otherwise announced

Bingo – Last Tuesday 7 pm

Check the bulletin boards for other events.