

Harbor Isles 2 Condominium Association  
c/o: Prestige Property Management  
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Board of Directors  
Meeting Minutes  
held  
Thursday, October 20, 2016

This Meeting was called to order at 6:40 p.m.

A Quorum was established with 4 of 5 Directors present. Judy was present by phone. Sean was excused. (note: Sean arrived at 7:00 p.m.)

Jim Smith motioned to waive the reading of the minutes from the previous meeting. Joe Demers 2<sup>nd</sup>. All were in favor and the minutes were accepted as submitted. (Lori noted the Month should read September, not August)

Recognition of Members Present and their Comments on Agenda Items:

John Taylor read a statement informing the Board of his dissatisfaction with the managements' handling of the response efforts after the hurricane. Lori asked that he submit a copy of the statement and she would make it part of the minutes.

Pam Smith showed photos of the very deep ruts made in the grass from the landscapers along the west bank of the lake behind their buildings (#9 & 10).

Patrick McNerney wanted to thank the landscapers for coming on a Saturday after the storm and cleaning up the property. He also asked about the elevator in his building and what was wrong with it. Jim Smith explained that a relay went bad. Lori did relate that all the elevators were put in in "fireman's status" before the hurricane hit.

John & Joan Mays – new owners building #15 – suggested that a light sensor be installed in the garbage room as they have noticed that some owners do not turn off the light and it stays on all night sometimes. Lori will inform maintenance to install a sensor.

Adrian Gilmore wanted to thank Lenny & Jerry and all the people who helped with the clean-up efforts as the association after the storm.

**Reports of Officers and Agents, if any:**

**President's Report** – Jerry wanted to acknowledge that he was happy to see how well the association held up against the storm. There was some roof damage to building #15 (causing a leak in one unit - #1547) and a small amount of siding from the front of that building was also blown down but other than that, he was happy to see the storm not cause as much damage as was anticipated.

**Vice-President** - None

**Treasurer's Report** – The Balance Sheet and P&L were read by Lori Barrella.

**Committees** – Lenny reported that the association had a lot of debris strew about and about 9 trees that had fallen but he was hopeful that all could be righted up and saved. There were some additional trees that need to have the broken fronds trimmed off. 4 larger shrubs were lost and they will not be replanted. All in all, the association was spared.

**Management Report** – Lori informed the Board that yes, building 15 did sustain roof damage and that unit 1547 did have water intrusion. She sent maintenance over to the property this past Sunday to remove the insulation that was wet in the

ceiling. She explained that no one thought the damage was as bad as it was and that she was still waiting for roofers to come out to the property. There was general discussion about replacing the entire roof vs. patching. There was a useful life left on that roof of approximately 4 years or more. Unit 1537 also had water intrusion however; this seemed to be coming from the window ledges. She explained that a lift was to be delivered to the property on November 1<sup>st</sup>. Work to find the leaks along the walls would be done, then the siding would be replaced to the front of the building. She is still trying to gather soffit replacement bids but they have proved more allusive than roofers at this point. It seems most of the damage to the county was to gutters/downspouts, soffits, aluminum structures, landscaping and fencing. They are continuing to call vendors each day. She then reported that since this was a named windstorm, any insurance claim would come under that policy. Each building has its' own deductible and building 15's would be approximately \$168,000.00. Even if a new roof was needed, it would not be close to meeting that deductible. Lori explained the insurance industry "loss assessment" items that members should carry through their own insurance. It basically says this: that if a Board has to levy a Special Assessment due to making repairs from a named peril, i.e., flood, windstorm, fire, if a unit owner has this option on their policy, they can file a claim with their own insurance company to pay the assessments, up to \$2,000.00. She also believes that if such a claim is made, the insurance company cannot increase their premium or cancel them the following year. Lori was very specific to remind the Board and the members present that they should contact their agent and be sure "all perils" are included on their policy. The seawall is moving along faster than anticipated. Even with the storm, they never missed a day of work. Lori wanted to thank Joe Sinnott (Board Member from HI 1) and Hugh (maintenance for HI 1) for all the work they have done helping the crew working on the seawall. Irrigation lines and drainage pipes have been broken due to the weight of the machinery. If all goes as it has been, completion time should be before the Thanksgiving Holiday.

#### Old Business:

- I. Planning for walkways on various areas connecting lake crosswalks/pier to sidewalks – put to owners to material alteration consideration: **Tabled until further information obtained.**
- II. Addition to Alarm Monitoring Contract – After a brief discussion, Jim Smith motioned NOT to include this option into the contract. Jerry 2<sup>nd</sup>. There was discussion that included: most owners already get this feature on their phone and that some owners are here less than 5 months out of the year. A call for a vote was made. Jerry Scholder – Yes, Joe Demers – Yes, Jim Smith – Yes, Sean Stapf – No, Judy Montville – No. Motion passed by majority.

#### New Business:

- I. Review of Proposed Budget for 2017 – the Board reviewed a draft proposed budget for 2017. There were several questions from Jerry Scholder regarding the amount of some line items and each was explained. There was a suggestion to increase the line item for plants & mulch by taking some funds from the quarterly amenities to HI 1. Lori will factor in mulch, etc., and make that adjustment. A suggestion to combine water and sewer and have trash/garbage a separate line item was also made. Lori will do this. After discussion, the Board approved sending the proposed budget to the owners with the noted changes.
- II. Allocation of Surplus Funds – Sean motioned to allocate any surplus funds from YE 2016 into the reserves for future use. Jim Smith 2<sup>nd</sup>. All were in favor and the motion passed. Lori will put this to the owners to vote on at the Annual Meeting.

There was a question as to who was responsible for screening on the balconies and Lori informed the members that the Declaration of condominium clearly has it stated that the unit owners are responsible. Jerry then commented that the Kabran offer for maintenance service for air conditioners was less than a year, and therefore not a "12 month" check-up. He would be calling them to let them know this was unacceptable.

Lori thanked Jeannie Pearson for all the great work on the website and reminded everyone that it was up and running. Next Meeting Date: November 17, 2016 – Budget Adoption Meeting

With no further Business to come before the Board, Joe motioned to adjourn at 8:40 p.m.