

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, October 4, 2016

1. Call to Order: This meeting was called to order at 7:05 p.m.
2. Establishment of Quorum: A quorum was established with 5 of 5 Directors present.
3. Proof of Notice:
4. Acknowledgement of Members and their input on the Agenda items: None. The Board did welcome new Owners George Licalzi and Mary Paul McDough to the association.
5. Reading or Waiver of Reading of Previous Meeting Minutes: Lee Hoyt read the minutes from the previous meeting. Richard motioned to accept the minutes as read. John Lindsey 2<sup>nd</sup>. All were in favor and the minutes were accepted.
6. Reports of Officers, Committees and Agents:
  - a. The Treasurers Report was read by John Lindsey.
  - b. Lori informed the Board that a hurricane was scheduled to hit the area by Friday. Precautions would be made to secure all the common property and informed them that with the expected winds to reach Category 4 strength, the elevators would have to be put out of service. She reminded all the members that if they chose to stay after a mandatory evacuation has been called, (which it had for the barrier islands) and if they became trapped in an elevator, no rescue could be made until after the bridges were open. Lori then informed the Board that she was contacted by the EELS program Director regarding the 1000 islands and the restoration project they were planning. An email would be sent to the membership with this information and it would be placed on the website. She thanked Sheila Angrove for working on the site and reminded everyone that it was up and running.
7. Old Business:
  - a. Door & Window Guidelines: This item was asked to be put back on the agenda for follow up review. It seems there has been some disagreement regarding the "mullions" that were required to be placed on the sliding glass doors. After discussion Lee motioned to keep the guidelines as they were. John Lindsey 2<sup>nd</sup>. A call for a vote was made: Richard - no, Lee - yes, John - yes, Joe - no, Paulette - no. Motion does not carry. Richard motioned to change the language of the rule to read, in part, "...The windows shall contain white vertical and horizontal dividers (mullions) that give the window a

traditional look. (thus removing the words and sliding doors). Joe 2<sup>nd</sup>. A call for a vote was made: Richard – yes, Lee – no, John – no, Joe – yes, Paulette – yes. Motion carried by majority.

8. New Business:

- a. Landscape Proposal for Buildings 540, 580 & 630: A review of landscaping improvements to the building were reviewed. Joe informed the Board that he would probably remove about \$1,200.00 from the bid if he and Hugh did the removal, etc. Richard motioned to accept the bid. John Lindsey 2<sup>nd</sup>. All were in favor and the motion was passed.
- b. Banking Consideration – There was discussion regarding the possibility of switching to a “lockbox” system for association monthly dues. After discussion, the Board declined to opt for this kind of system.
- c. Phone Lines for Elevator/Fire Systems – Lori informed the Board that she contacted AT&T to renew the plan and was informed that if she did not “bundle” the package to include phone, internet and cable, they could not reduce the rate. It was set to increase by double on the next billing cycle. She contacted Brighthouse and was given a bid of \$40 per phone line, no contracts. She wanted the Board to know that she would be switching the lines hopefully by the end of October. This would give the association a savings of approximately \$800 per month.
- d. Review/Consider Brighthouse/Spectrum Proposal for Premier Cable with Internet Service: The Board reviewed a proposal from Brighthouse to include Premier Stations and standard internet for \$63.00 per month. Currently the association was paying \$43.00 per month for only basic service. Lori was asked to try and get the same deal that Harbor Isles 2 did, where they received 2 box top receivers instead of 1. Lori will contact the rep.
- e. Board Discussion: Vote by Owners re: Financial Reporting for YE 2016: John Lindsey motioned to put it to a vote of the membership to prepare a lesser financial report, or a compilation, vs an audit. Lee 2<sup>nd</sup>. All were in favor and the motion passed.
- f. Prestige Management Contract – Lori presented to the Board for their consideration an increase in her monthly management fee. After discussion Joe Sinnott motioned to accept the increase from \$1,150.00 per month to \$1,540.00. John Lindsey accepted. There was a question of when this would go into effect and Lori informed then January 1, 2017. Without further discussion a call for a vote was made. All were in favor and the motion was passed.
- g. Elevator Upgrades: Tabled

9. Next Board Meeting Date: TBD

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