

Harbor Isles 2 Condominium Association
c/o: Prestige Property Management
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Cape Canaveral, FL 32920
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Board of Directors Meeting
held
Tuesday, December 13, 2016

This Meeting was called to order at 6:35 p.m.

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

Judy motioned to waive the reading of the minutes from the previous meeting however she noted one spelling correction to be made. Lynne 2nd. All were in favor and the minutes were accepted with the correction.

Reports of Officers and Agents, if any:

- a. President: Joe informed the Board that Lenny Bross will be a paid sub-contractor for the association to help with maintenance items around the property. He will work on helping to identify rotted wood that needs replacement, painting, minor irrigation repairs and landscaping. There was discussion regarding changing the meeting time and date and it was decided that the meetings would now be the 3rd Wednesday of each month at 6:30 p.m. Finally, the Board approved giving Conrad a holiday bonus.
- b. Vice-President: Jerry wanted the boat yard information and he thought that perhaps it could be reconfigured to permit one additional boat/trailer. Lori informed him that she did recently send out another letter and that one space did just open up. She was also enforcing the tag requirements, etc. Jerry then mentioned that the alarm in unit 1537 was having issues. Lori would add this to the list. Jerry brought up pest control issue and asked that bids be obtained to provide "barrier" treatment with interior call backs is needed.
- c. Treasurer: Report: Judy read the Treasurers Report. It was noted that a CD matured on the 9th and that we had 7 days to decide if we wanted it roll over or not. Judy presented different options for some of the funds, such as combining the CD funds (\$109910.00) together with fund from PNC Bank earning 0.01% and placing them in a Cd at Everbank. After discussion, it was decided to let the funds roll over at FCB into a 10 month CD earning 1.06% and not combine the funds.
- d. Committees: None
- e. Management/Agent: Lori informed the Board she received a request to install a glass enclosure onto unit 916. Joe Motioned to approve. Jerry 2nd. All were in favor and the motion passed. Judy Montville abstained. Harbor Isles 1 is done using the lift. Lori asked if she could have Dave from Intex use this to inspect the buildings 3rd and 4th floors for wood rot and the Board agreed. She is also working to see what balconies would need to have concrete work done and in what order. Sean will work on this as well.

Old Business:

- a. Planning for walkways on various areas connecting lake crosswalks/pier to sidewalks – put to owners to material alteration consideration: **Tabled until further information obtained.**
- b. Update on Tennis Court Re-surfacing : Lori informed the Board that she finally has a start date: January 9th, for the courts to be repaired. It should take approximately 2 weeks to complete, weather permitting.
- c. Repairs to Buildings – Lori was still having a most difficult time obtaining bids and was still waiting for another soffit bid. 2 more roofing companies were to be on site next week to obtain bids as well. Lori will inform the Board by email of any progress.

New Business:

Pest Control Contracts – As before, the Board would like to see bids for exterior treatment only to the buildings. The bids currently obtained were for the service that was currently in place, interior treatment of each unit. Due to the inability of Apex to provide “call back” service in a timely manner without charging a \$50.00, even after they have had the account for over 12 years, Lynne motioned to terminate the contract in place effective after their January service. Joe 2nd. All were in favor and the motion passed.

Next Meeting Date: January 18, 2017 – 6:30 p.m.

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