

Harbor Isles 2 Condominium Association
c/o: Prestige Property Management
PO Box 507
Cape Canaveral, FL 32920
(321) 501-0654
prestigeofbrevard@att.net

Board of Directors
Meeting Minutes
held
Thursday, February 18, 2016

This meeting was called to order at 7:04 p.m.

Establishment of Quorum: A quorum was established with 5 of 5 Directors present.

Proof of Notice: Posted at least 48 hours in advance.

Jim Smith motioned to waive the reading of the minutes. Sean 2nd. All were in favor and the minutes were accepted as submitted.

Recognition of Members Present and their Comments on Agenda Items: Rae Montville asked if perhaps mosquito pellets could be put in the swales that are holding water. Another resident asked if the speed bumps could be painted another color so they are more visible at night. Pam Smith commented that the new sign at the entrance looked great!
Reports of Officers and Agents, if any:

President: Jerry again wanted to thanked the Board Members and residents who have volunteered their time in the past month.

Vice-President: Sean reminded everyone that the installation date for the new security system would be the week of the 22nd. There was some discussion regarding the pin numbers vs. the panel codes. Sean is also continuing his investigation into raising the swale at building 9 & 10 however; it is again full of water.

Treasurer: Judy read the balance sheet. This was followed by discussion regarding the “contingency” account held at Wells Fargo bank. This account was getting 0.03% interest. FCB was currently offering a money market account giving 1.03% for the first 6 months. You have to have an operating account to receive this offer and both Lori and Jerry confirmed that there was no minimum balance to maintain and there were no required or limited transactions to take place. FCB was also offering associations with accounts at their bank a special for unit owners where they could receive up to \$150.00 and other incentives if they opened an account with them. Joe Demers motioned to close the account at Wells Fargo and put those funds, approximately \$51,538.71, into the money market offered by FCB. Jim Smith 2nd. All were in favor and the motioned passed. Lori then mentioned that the operating account at FCB would also pay rewards back for “debit card” purchases. Lori did confirm that this included using the debit card to set up auto pays would count towards the earning level. Jim Smith motioned to open the checking account at FCB using \$15,000.00 from the Money Market Account held at Sunrise Bank. Joe 2nd. All were in favor and the motion passed.

Committees: Jim Smith informed the Board that he was working to replace the electrical boxes at the crosswalks as many had corroded wires and the wrong wire nuts installed. Joe commented that he completed installing the hose bibs at bldg. 15, the new sign at the entrance was complete, they are working on the garbage surround at bldg 12 to incorporate oversized items and that 2 new Bismark Palms were planted on the west end of Lake Candlewood, thanks to Jim Smith.

Management/Agent: Tabled to Old and New Business

Old Business:

Discussion/Possible action: Amending the Declaration to permit 2 dogs per unit: Tabled

Rules for Garage Use – since the amendment to the Declaration, the Board may now adopt rules pertaining to the use of the garages. After discussion, Jerry Scholder motioned that “That no garage sales shall be permitted on the property except those that are sponsored and scheduled by the Board of Directors of the Association. Joe 2nd. Discussion included

persons selling items privately from their units and the possibility of “storing an item, such as a couch” and having an interested party come to see it and would that be considered a “garage sale”. It was determined that no, this would not since they were not sitting in the garage with the door open, placing signs leading up the association & waiting for people to show up unannounced as is the case with garage sale. **(During the discussion it was noted that Jerry was wrong!)** A call for a vote was made. All were in favor and the motion was approved unanimously.

Planning for walkways on various areas connecting lake crosswalks/pier to sidewalks: Tabled

Website Update: Lori would like to schedule a meeting with herself and her assistant, 2 Board Members, the Jean Pearson, the resident who is updating the site, the webmaster so that we can have a tutorial as to how to update and use the site. Jerry and Sean would be the Board members. Lori will email the webmaster and schedule this meeting.

Garbage Surrounds: As discussion above.

New Business:

Flooring Underlayment Guidelines – to help preserve the useful enjoyment of individual units, the Board believes that requiring an underlayment to new tile/wood/laminate flooring is a good idea and one that would be considered appreciated by those who live below units and have this type of flooring. As such, Jim Smith motioned to accept the following rule: That for HI 2 residents: underlayment for condominium flooring: Floors 2 and above. Hardwood, engineered or any other type of wood flooring to be installed must first have a sound barrier insulation product with an Impact Insulation Class (IIC) rating not to be lower than 65 and/ or a Sound Transmission Class (STC) rating of not less than 65 must be utilized prior to installation. Tile, marble or any other type of ceramic flooring shall have a barrier insulation product with an IIC rating not to be lower than 47 and/or a STC rating of not less than 52 must be utilized prior to installation. No CORK type products may be used as an underlayment. This guideline should be given to your vendor to properly quote the various products that meet or exceed this guideline. Sean 2nd. All were in favor and the motion passed. Lori has a mail out ready to go and this, together with the new garage rule, the amendment and a flyer from FCB for the checking account offer will be mailed out next week, once the flyers were ready.

Wind Mitigation Forms/schedule of new roofs: Lori found that 3 buildings wind mitigation forms (660, 510 & 640) had it listed that they did not meet current building code standards (from 2004) but it was known that these roofs were replaced after the 2004 hurricanes. They marked this box because no permits could be found to validate this information, which is a requirement by Citizens in order to get the rating. After investigating, the permit for 660 was found however; it was determined by the building department that 510 and 640 must have been installed during the “waiver” period of 8 months the building department levied due to the extreme number of roofing permits being requested. Lori also informed the Board that if they were going with the 15 year schedule to replace roofs, building 620 was in need now. She will be obtaining bids.

Lori then let the Board know that an insurance appraisal was past due. The Florida Statute says that one must be done every 36 months but the most current appraisal on file was from 2010. Lori obtained quotes to have this appraisal done. Jim Smith motioned to accept the bid from Worth Appraisal. Jerry 2nd. All were in favor and the motion passed.

Elevator Contract: The Board reviewed varying bids from 3 service providers. Jerry discussed the need to possible change service providers after it was found that the current contract, with Thyssenkrupp, was one that was assumed from GESS elevator and only listed 3 of the elevators, not 5. There were other factors, such as rate increases each year without those being written in the old contract. Jerry motioned to terminate the contract with Thyssenkrupp giving them a 30 day notice and to then to accept Oracles’ basic maintenance package for \$1950.00 per quarter. Sean 2nd. Discussion included where Oracle was located and where would the technician be coming from, to saving of money. There was also a question of whether or not Thyssenkrupp would let us out of the contract since they had an automatic 5 year renewal clause that went into affect February 1, 2016 and that a 90 day notice before that renewal date was required to terminate same. Jerry relayed that the contract in its self was not enforceable due to the lack of elevators listed. A call for a vote was made. All were in favor and the motion passed.

Next Meeting Date: March 24, 2016 – 7:00 p.m.

With no further Business to come before the Board, Jim motioned to adjourn the meeting at 8:20 p.m.