

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, March 24, 2016

1. Call to Order: This meeting was called to order at 7:00 p.m.
2. Establishment of Quorum: 4 of 5 Directors were present. Judy Montville was excused
3. Proof of Notice: Posted at least 48 hours in advance of this meeting.
- 4.

\*The Board broke from the agenda to allow Michael King from Protection 1 comment on the recent installation of the new security systems. There was general discussion regarding the connection issues they were having and Protection 1 is working to install boosters were needed. A representative will be on site April 21 in the clubhouse to allow owners to come in and ask questions regarding the arming and disarming of the system. There are also options that unit owners might like to purchase and these will be presented at this time.

5. Reading or Waiver of Reading of Previous Meeting Minutes: Sean motioned to waive the reading of the minutes from the previous meeting. Jim Smith 2<sup>nd</sup>. All were in favor and the minutes were accepted as submitted.
6. Recognition of Members Present and their Comments on Agenda Items: There was a question about posting no trespassing signs on the property. The new sign at the entrance looks great but a lot of the other, older, signs are faded. It would be discussed that perhaps a “neighborhood” watch program could be instituted and signs stating same could be installed, especially along the pier.
7. Reports of Officers and Agents, if any:
  - a. President: Jerry thanked again Lenny for all the work he does with the landscaping on the property! He also thanked the Social Committee for all their hard work with organizing events for the association.
  - b. Vice-President: Sean updated the members on the security system installation and thanked Protection 1 for their attention to the issues some of the members were experiencing. He also commented that the seawall project was begun carefully thought out to be sure the best, most cost effective remedy for that area could be made.
  - c. Treasurer: Report read by Lori Barrella
  - d. Committees: None
  - e. Management/Agent: Lori opened by commenting on the recent event that took place at the association. There was a large alligator living in Lake Walden who would frequently “bask” on the shoreline. The association received a number of complaints of fear of the alligator, most notably some owners on the 1<sup>st</sup> floor who were afraid to allow their pets and grandchildren on the patio. The only action was to contact the FWC who in turn, contacts a licensed trapper. The trapper was supposed to contact management when they arrived on site so that he could assess the area and let us know what the plan would be. We would then relay to the owners that the

removal of the alligator would be taking place. Instead, when the trapper arrived, the gator was on the bank and he immediately “shot” the alligator. This caused a great distress to some residents who witnessed the act, understandably. Lori explained that there is no relocation program for alligators and that residents should contact FWC and lodge a complaint as to how they remove the alligator’s from the property. She also cautioned against future alligators and not to feed them, as they become “unafraid” of the surroundings.

Lori then asked that the Board review new forms to publication: The Boat/trailer Yard application, the tenant application and the request to modify the property were all updated, condensed or changed to include only those items the Board could legally request from a unit owner. Jerry motioned to approve the forms as submitted. Jim Smith 2<sup>nd</sup>. All were in favor and the forms were adopted.

8. Old Business:

- a. Discussion/Possible action: Amending the Declaration to permit 2 dogs per unit: The Board has not had the ability to fully address this issue. Jim Smith recommends keeping this matter on the agenda until a plan could be worked out. Jim would also like the word “dogs” removed and instead the word “pets” be inserted.
- b. Planning for walkways on various areas connecting lake crosswalks/pier to sidewalks – put to owners to material alteration consideration: Tabled until the seawall project is complete.
- c. Website Update: A meeting was held on how to update the system but we still have some questions and the webmaster is not very quick to respond. Hopefully, it can be fully updated in the next few weeks.
- d. Garbage Surrounds: Jim Smith added some paint to the ground at the #12 surround and installed a rope to hold items in place alongside the inner wall. There was general discussion regarding other areas to place oversized items. Jim Smith motioned to obtain a bid to have a fence panel installed at the surround between Bldg #9 & 10, extending from the southwest corner out to the east. Sean 2<sup>nd</sup>. No discussion. All were in favor and the motion passed.

9. New Business:

- a. Review of Bids/Possible Action: Sea wall at Lake Walden: A recent change in materials was made that therefore the bids were not available for review. Tabled.

10. Next Meeting Date: May 12, 2016

11. Adjournment: With no further business to come before the Board, Jim Smith motioned to adjourn at 8:16 p.m.