

Harbor Isles II Condominium Association
Meeting of the Board of Directors
March 26, 2015, Clubhouse 7:00 P.M.
Minutes

Call to Order:

The meeting is called to order at 7:00 P.M., by Chair: Dale Conro.

Present; Lenny Bross, Don Miller, Jerry Scholder, and Petey Davis management company.

APPROVAL of the MINUTES:

A motion to approve the minutes of February 19, 2015 Board Meeting.

Motion made by D. Miller, seconded by L. Bross.

OUTCOME: 2 yes and J. Scholder abstained; carried

Notice of the board meeting was posted on the bulletin boards and also noted in Feb. minutes.

OFFICERS REPORT:

PRESIDENT REPORT: by Dale Conro

Joe DiNapoli has submitted his resignation from the Board March 1 2015, resignation read. The Association accepts his reasons for resignation. A motion will be made to fill the vacancy of the position.

The term will extent to the election of directors held at the next annual meeting.

. BOARD ACTION - MOTION - 15 - 3 - 26 - AA Appoint Board replacement.

A motion to appoint Sean Stapf as the replacement on the HI-2 Board for Joe DiNapoli who resigned. This term to last until next election at the annual meeting.

Motion made by L. Bross, second by D. Miller.

OUTCOME: 2 yes, J. Scholder abstained. Motion carried.

Many in the audience opposed, but it was a legal action by the majority of the Board. Sean Stapf is the only other person that has run for the board since 2011 and had insight on how the board operates.

Audit:

March 12th, Petey Davis, Mgt company and myself met with Matt Burke, CPA, who is contracted by the association to do our taxes and audit. The audit is available to anyone wishing to review the Financial Statement at mgt. office and or a electric copy is available as well. Any questions about the audit, put in writing and forward to Matt Burke, who will contact the association with a reply.

"Situation needs Attention" forms will be made more available and a drop box at Bldg. #10 for unit owners that have issues and concerns.

Some of these issues are handled on a daily bases by the management company when they are made aware of an issue, plus allow time frame to address and rectify the problem.

Agenda items:

Most of the items on the agenda were presented to the Board by Jerry Scholder from unit owners

survey. Most of these items have been addressed by the board at previous meetings, but they wished to have them reviewed again.

Security System:

Jerry Scholder proposes the unit owners take a vote on whether to keep the existing equipment, upgrade the existing equipment at a cost to be determined, or eliminate the present system as a common expense and allow a majority to make their own decision for their future security needs and pay out of pocket for the service that they wish to use.

Brighthouse Cable:

J. Scholder reported: To upgrade the antiquated contract for a better rate and service.

Plans are to have a workshop meeting with Brighthouse representative to answer all question on this new contract.

Reserve:

Jerry Scholder wants a Special Meeting prior to the Budget Meeting to explain amounts in the Reserve Fund. He and many others believe we need to raise our percentage rate of assessment from 1% to maybe 5% or more and not deposit \$94.00 per month into this account. We plan on a workshop either with the analysts or at the Budget meeting.

Swale between Bldg. #9 & Bldg. #10:

Issue was presented to the Management Company seek professional investigation of said problem in the retention area. Contractor reviewed this area and will propose a solution and cost.

Balcony Painting:

Not a great deal of concern by most of the unit owners, by Jerry Scholder's survey. If unit owners want it done, let them ask for paint or wait until next painting cycle which is 7 years.

Detailed agenda notices:

Agenda notices are to have the business of the board posted prior to a meeting.

Dead palm tree at bldg. #12:

Our tree trimming contractor was called last week to trim all the palms and remove a couple of dead palms. We do not know of his schedule.

Including Rental names in the directory:

HI-1 policy is not to record renter names, plus HI-2 can only post yearly renters not 3 month rentals, the directory is only printed once a year. Notices were listed in the annual minutes and sent to all unit owners "if you have changes to be made in the directory notify the President prior to the new year or your old information will remain the same", along with Unit Owner Registration Forms to be updated. The association has to have approval to include phone numbers and email addresses.

Wi-Fi in the clubhouse:

Wi-Fi is available in the clubhouse at this time, but only for HI-1 office use. If we make it available to all it will become an amenity expense of \$20.00 per month. the board was in agreement to proceed with this cost.

Carpet replacement in Bldg. #15 elevator cab.

Repair the floor and replace with commercial tile. The board agreed to proceed with upgrade.

Rentals: To clarify the policy regarding prospective renters and If the President is the only board member responsible for completing background and reference check and final approval. The board agreed to go through the office and the President to sign document, but no more motions only notification of any new renter.

Parking: Parking is a very big problem, especially at Bldg. #5, 9 & 12, where there is no extra/overflow parking space. A discussion on one tag or sticker per unit for the vehicle to park in front of building and if they have another it is to be parked in overflow lot. This does not even address guests or contractors for your unit. It also uses the honor system in which we use now.

So if the unit owners do not obey the parking suggestion now will they honor any tag system?

. Apex spraying policy:

Yearly notices are posted on every bulletin board the day of spraying by Apex. The man is Bonded and uses a Association Master key for entry if no one is present.

SECRETARY REPORT: by Lenny Bross

Communications from owners. HI -2 response in Italic:

1) Abandon car at Bldg. #9. turns out the vehicle does belong to a resident family member.

2) I changed my dead bolt lock, here is a key. / He was asked to honor the Association rule about the "master key for all unit locks" Board Action - Motion 05-01-15-G.H

He complied.

3) Removal of alligator in Lake Walden. / Police man came to Presidents door to address the complaint from unit 523. I discussed the issue with HI-1 and they were in agreement to leave the alligator alone unless it becomes aggressive and we do have the new Alligator Rescue phone number.

4) Car issue at Bldg. #5. Unit owner states "he returned to his unit and had to park at the pool for there were no other spots available in front of his building". The board is trying to come up with a solution for all.

TREASURER REPORT: by Petey Davis

BB &T BANK (Checking Acct.) 1/01/15 \$35,831.47

Operating fund 1/31/15 \$60,547.31

2/28/15 \$61,580.46

Wells Fargo (Contingency Acct) 1/01/15 \$50,636.83

One Month Condo Fee for emg. 1/31/15 \$50,638.29

2/28/15 \$51,524.49

RESERVE:

Wells Fargo (Money Market Acct) 1/01/15 \$163,415.84

Operating Fund 1/31/15 \$173,957.12

2/28/15 \$184,497.86

PNC BANK 1/01/15 \$94,778.93

(Money Market Acct) 1/31/15 \$94,812.74

2/28/15 \$94,812.74

Fl Community BANK CD 1/01/15 \$67,461.82

10/30/13 - 10/30/18 .50% 1/31/15 \$67,461.82

2/28/15 \$67,461.82

FIDELITY BANK CD 1/01/15 \$95,470.86

10/24/14 - 10/24/15 .40% 1/31/15 \$95,470.86

2/28/15 \$95,470.86

Fl BANK of Commerce CD 1/01/15 \$108,489.56

1/30/14 - 1/30/15 .25% 1/31/15 \$108,761.13

2/28/15 \$108,761.13

Fl Bank of Commerce CD 1/01/15 \$96,216.19

5/19/14 - 5/19/15 .25% 1/31/15 \$96,216.19

2/28/15 \$96,216.19

Fl. Community BANK CD 1/01/15 \$56,834.40

11/15/14 - 11/15/15 .25% 1/31/15 \$56,834.40
2/28/15 \$56,834.40
Fl. Community BANK CD 1/01/15 \$55,260.07
2/25/14 - 2/25/15 .30% 1/31/15 \$55,260.07
2/28/15 \$55,411.96
MUTUAL of OMAHA CD 1/01/15 \$75,615.97
7/26/14 - 7/26/15 .35% 1/31/15 \$75,660.21
2/28/15 \$75,682.70
SUNRISE BANK CD 1/01/15 \$53,786.91
4/30/14 - 4/30/15 .33% 1/31/15 \$53,801.99
2/28/15 \$53,816.10
Total Reserves 1/01/15 \$867,330.55
1/31/15 \$878,236.53
2/28/15 \$888,965.76
One unit owner not paid condo fee.

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COMMITTEES:

BUILDINGS, GROUNDS, & MAINTENANCE: Lenny Bross

We have added small flowers at the front entrance for Easter Season / Spring and replaced other areas where the plants died.

The pump houses on both lakes were repaired with wood replacement and new paint by maintenance man. A new roof for the south pump house is ordered to replace the rusted out one. Tim was informed by a unit owner of a broken concrete bench on the shuffled board court. A solution was to replace the metal broken and rusted posts with new metal. Tim has completed two of the benches that were badly rusted through while the other two still have remaining life left.

SHARED AMENITIES:

4th quarter work sheets will be available next week to reconcile expenses and HI-1 has approved a change to their Fiscal Year from Oct. 1 to Jan. 1. HI-2 had done this after they were established as an Association in 1997.

SOCIAL ACTIVITIES:

Notice the postings on the Bulletin Boards for any upcoming events, such as the (B's) bunko, bingo, bridge, etc.

"Donate a Dollar" project sponsored by the Social committee for their use in sending cards to the sick, for deaths, and etc.

Men's Club, chairman Tom Collins states, they have a reserve of \$100, which he wants to donate to this cause, since the Men's club has folded due to no interest or attendance.

OLD BUSINESS: N/A

NEW BUSINESS:

. BOARD ACTION - MOTION - 15 - 3 - 26 - A Concrete Restoration / Reserve.

Affirm a motion to withdraw \$1,161.00 from the Reserve / Building Restoration Fund for payment of work performed by Concrete Restoration, Inc. on (3) balcony concrete edges, to seal

cracks, prep, and paint.

Motion made by D. Miller, second by L. Bross.

OUTCOME: 3 yes, I abstain by J. Scholder. Carried.

No explanation was given, even after we were in agreement that the President can sign than affirm at a meeting when money is transferred.

BOARD ACTION- MOTION - 15- 3 - 26 -B Tenant Application

A motion to affirm a rental / tenant application for unit #913 to Stephen & Melinda Wilson for a one year term 4/1/15 - 4/1/16 with a \$50.00 deposit submitted by owner Roger Halbing. with a 3 year old child. Monthly lease \$1,350.

Motion made by: L. Bross, seconded by: D. Miller..

OUTCOME: 3 yes, 1 abstain by J. Scholder. Carried.

Board Action - Motion - 15 - 3 - 26 - C Condo Modification

A motion to approve the condo modification purposed by Don Miller to replace (7) exterior windows in his unit by contractor Ability, Window & Door Products, Inc. with city permit. New windows with insulated / impact rated low-E 366 glass, argon gas filled with screens.

Motion made by L Bross, second by Stapf.

OUTCOME: All in favor, carried.

Board Action - Motion - 15 - 3 - 26 - CC Condo Modification

A approve an application for a new screen door to unit 142, in compliance to the association rule 9/5/28/D Emco 400 series (white), submitted by new owner David Williamson.

Motion made by D. Miller, second by L. Bross.

OUTCOME: all in favor. Carried.

Board Action - Motion - 15 - 3 -26 - D Reserve review

A motion to award J. R. Frazer Reserve Specialist and Insurance Evaluation Services, to inspect the property for the purpose of compiling a reserve analysis update.

Motion made by: L. Bross, second by D. Miller.

OUTCOME: 3 yes, 1 no J. Scholder. Carried

Rationale:

HI -2 has used Mr. Frazer, since 1999 to inspect our property and reevaluate the replacement cost and estimate life of all reserve components. The inspection cost ran \$2,100 last period, and the 2 year update was \$900 each, but we got it for \$750.

When Mr. Frazer is here to inspect the property, we will ask for a workshop review and explanation of our Reserve Status.

Discussion:

The President spoke to the quests in regard to Board procedures. A Board Meeting is different than an Annual Meeting, in which the Board does the business of the association and the quests have no say, they witness only, but HI-2 has always include the membership in the discussion process at the appropriate time. The Doc's state the association only has to meet twice a year and financial reports do not need to be include. I use the attitude that if I want to know so does the unit owners, and we have held 11 board meetings each year so all unit owners are aware of expenditures and business occurring.

Petey Davis spoke prior to departing, in regards to: The problem that she has seen is "communication and Hostility" between the board and the unit owners.

Open for discussion:

Wind mitigation to be updated; Damaged concrete bumpers in front of Bldg. #9; statements on, "how the board is badly run and not listening to unit owners", and how new board member was installed; dangerous visibility at south entry hedge; south side of bldg. #15 Oleanders to be cut back for better view of river.

Wanted an explanation on my "No Comment" response to a owner in regards to Lightning rods on buildings. I had no explanation to give to her other than "No Comment" because I didn't have an answer to her question. She felt I was rude to her.

Question on "how do we know of any committees"? She was directed to a committee member for answers.

Motion to adjourn at 9:20 P.M. made by J. Scholder, seconded by L. Bross & S. St