

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, May 12, 2016

1. Call to Order: This meeting was called to order at 7:03 p.m.
2. Establishment of Quorum: A quorum was established with 5 of 5 Directors present, Jim Smith was present via phone.
3. Proof of Notice: Posted at least 48 hours in advance of the meeting.
4. Reading or Waiver of Reading of Previous Meeting Minutes: Sean Stapf motioned to waive the reading of the minutes. Joe Demers 2nd. All were in favor and the minutes were accepted as submitted.
5. Recognition of Members Present and their Comments on Agenda Items: None
6. Reports of Officers and Agents:
 - a. President – Jerry Scholder wanted again to thank Lenny Bross for all the time and expertise he puts into maintain the landscaping throughout the community.
 - b. Vice-President – Sean had the following to report:
 - i. While the alarm system has been installed, there are still a few issues with the signal strength and that in at least 9 units the alarm rings in the middle of the night. Sean is trying to work it out that each and every unit receives a wi-fi adaptor to help with the signal strength and allow for the residents to have additional services on their key pad.
 - ii. There was discussion regarding the sea wall and the various options that have been reviewed. After discussion Sean motion to accept the proposal submitted by Dock Patrol in the amount of \$95,995 for approximately 510 lf of wooden seawall and approximately 80 lf of coquina rock basin installed at the eastern most portion of the lake. Joe Demers 2nd. There was general discussion regarding the area in question and if the swale between 9 & 10 would be addressed. Lori explained that she would work with Dock Patrol to address this area at the same time.
 - iii. Swale between 9 & 10 – as discussed above.
 - iv. Building Inspections – Sean obtained a bid to have a structural engineer do inspections on the buildings. It was agreed that the building that needed to be painted first would have the inspection done, the work completed then the building painted. Lori will work on that schedule.
 - v. Roofing systems – Sean has requested bids using various materials for re-roofing and while the metal roofing system would in the long run be more cost effective, the initial costs for installation are not what was reserved for. It was determined that Lori would obtain an inspection from an independent contractor to complete inspections on the 620 building and its garage as well as the garage at 610 and the small garage between 9 & 12 to see what the useful remaining life was on these roofs and plan accordingly.
 - vi. Dryer Vent Cleaning – Sean obtained a bid for “group pricing” for dryer vent cleaning. Lori will obtain additional bids and present to the Board to possibly (much like they do for the air conditioning maintenance checks) put it to the owners to have this service completed.
 - c. Treasurer’s Report and Allocation of Surplus Funds and Interest from 2015: Judy read the Balance Report and mentioned that a CD recently matured at Sunrise Bank and was rolled over into another 12 month CD receiving .95%. Another CD was to mature, at FBC Bank on 5-19-16. It is currently receiving .25% and Lori confirmed that if it remained there, it would roll over into another 12 month CD at that same rate. Lori did find that at FCB Bank (not to be confused with the bank above) was offering a money market account receiving 1.03% for the first 6 months then to the current rate, which currently was at .60%. Joe Demers

motioned to move the funds into the money market account to keep the funds liquid. Sean 2nd. All were in favor and the motion passed. Lori then informed the Board that the surplus from 2015 was \$14,203.00 and that the interest earned in 2015 was \$2,303.95 for a total of \$16,506.95. Sean motioned to allocate those funds into the reserve line item for “deferred maintenance” for future use. Judy 2nd. All were in favor and the motion passed. Lori reminded the Board that the Draft Audit has been completed and one the CPA receives the approval letter (mailed last week) the final copy would be forwarded and she will make it available for the membership. Lori also mentioned that to date the association was approximately \$25,500.00 under budget.

- d. Committees: Lenny Bross reported that while the majority of the community landscape was in face doing great, there were a few troubled areas but that he will continue to work on them. Jerry then reminded everyone that a bid was obtained to place landscaping rock behind building 15 to curb the mulch floating away when it rains. After discussion, Jerry motioned to accept the bid from GreenLeaf in the amount of \$2684.00 to install the rock/underlayment and the metal edging. Sean 2nd. There was general discussion regarding the possibility of adding this rock in other areas of the property as well. Jerry asked Lenny to work up a plan of where he felt the rock would best be served. A call for a vote was made. All were in favor and the motion passed.
- e. Management/Agent: Lori informed the Board that a 2” zone valve was out along the front hedges and that Jim would be working on this tomorrow but that it was a large job and would more than likely take him at least 3 to 4 hours to complete. He was also working on misc sprinkler repairs, etc. Lori also reminded the Board that the Fire Code changed in 2015 that restricted “any” type of grilling on patios/balcony’s and that included electric type grills.

7. Old Business:

- a. Discussion/Possible action: Amending the Declaration to permit 2 animals per unit: Jerry wanted to rescind his motion to address amending the Declaration to allow 2 pets. Sean 2nd. All were in favor and this agenda item will be removed from the agenda.
- b. Planning for walkways on various areas connecting lake crosswalks/pier to sidewalks – put to owners to material alteration consideration: **Tabled until further information obtained.**
- c. Garbage Surrounds : Lori informed the Board that she was obtaining bids to install a fence panel alongside the garbage surround at bldg 9 & 10 to hide oversized items residents place in that area. After discussion, Lori was instructed to obtain a bid to fully enclose that area so that items were fully shielded from view.
- d. Review of Bids/Possible Action: Sea wall at Lake Walden: See above.

8. New Business:

- a. Review of Roofing Bids/Possible Action: Bldg 10 & accompanying garages: See above.
- b. Review of Tennis Court Resurfacing bids if available: Tabled. All bids were only just received today.
- c. Rule Adoption: Smoking in halls and stairwells: Lori informed the Board that Harbor Isles recently adopted a rule that smoking was not permitted on walkways or in stairwells and did Harbor isles 2 wish to adopt the same rule. After discussion, Sean motioned to adopt the rule as written by HI 1, which states: **“THAT** the Board acknowledges that certain portions of community common areas fall under the Florida Clean Indoor Air Act contained within Chapter 386 of the Florida Statutes which provides a uniform statewide code to keep public places and public areas reasonably free from tobacco smoke, and **THAT** the Association is required by FS Section **386.203(2)** to post “NO SMOKING” signs within the enclosed *“common elements, which means hallways, corridors, lobbies, aisles, water fountain areas, restrooms, stairwells, entryways, garages or conference rooms”* to comply with the law.” Jerry Scholder 2nd. All were in favor and the rule was adopted.
- d. Rule Adoption: Tenant Application Disapproval Guidelines: There was discussion regarding past criminal activity and what should be considered to deny a potential tenant. Lori will obtain an opinion from the attorney and forward to the Board so that they may discuss the issue.

9. Next Meeting Date: June 16, 2016

10. Adjournment: With no further Business to come before the Board, Joe motioned to adjourn the meeting at 8:35 p.m.