

Harbor Isles 2 Condominium Association
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Board of Directors Meeting
Meeting Minutes
Held
Thursday, June 23, 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 4 of 5 Directors present, Judy Montville was present via telephone. Jim Smith was excused.
Lori Barrella was absent due to illness.
3. **Proof of Notice:** Was posted at least 48 hours in advance of the meeting.
4. **Reading or Waiver of Reading of Previous Meeting Minutes:** Joe Demers motioned to waive the reading of the minutes. Sean Stapf 2d. All were in favor and the minutes were accepted as submitted.
5. **Recognition of homeowners present and their comments on agenda items:** None. (Six homeowners were present)

6. **Reports of Officers and Agents:**

a. **President-** Jerry Scholder noted the Board's appreciation to Lenny Bross for his continued time and expertise in maintaining the landscaping throughout the HI 2 community. A resident also voiced their appreciation for the improvements made to the atrium's. (Lenny is ever vigilant in watering and pruning and his efforts are very visible.)

As part of our landscaping improvements, crimson rock was installed at Bldg 15.

Insurance renewal has been completed with a savings of over \$16,000 from last year. Upon reviewing our insurance options, Lori discovered we should not have a co-insurance amount but rather an "agreed amount" or the total amount covered. Lori also provided Josh a copy of our updated property appraisal. These two actions resulted in a significant reduction in our insurance premium.

Bldg 620 and Garages Re-Roof Proposal and Roof Inspections: Three bids were received for Bldg 620 and the Garages with the prices ranging from a low of \$67,175 to a high of \$84,980. Since the roof replacement was based on a "schedule" which was developed several years ago, the board requested Lori obtain a roof inspection from an independent contractor on Bldg 620 and its garages as well as the garages at Bldg 610 and the small garage between 9 & 12 to see what the useful remaining life was on these roofs and plan accordingly.

According to the inspection report, there are 3, 5 and 7 years of life left on the roofs, so the re-roofing of Bldg 10 (620) will be postponed for a few years.

Trash Pickup – will be reviewed to possibly change the frequency of trash pick up during the summer months since there are fewer residents (thus less trash in the dumpsters). This is a cost savings effort but if the Board finds it is not feasible or not working, changes will again be made.

Tennis Court – Bids have been obtained for improvements to the Tennis Court over the garage building. However, the bids are expensive and we are having a very difficult time finding a contractor who will provide a guarantee or warranty for his workmanship due to the tennis court being on a flat rooftop. There will be more to follow on this topic.

Seawall – sealing of existing seawall: Lori was not happy with Conrad's sealing techniques; Jim (maintenance) is too busy so we will probably hire someone with this type of expertise, Properly applied wood sealer will last several years.

Garbage Surround: We have received one bid for \$1395.00 to construct a wooden garbage surround between Bldgs 9 and 10. This surround will provide a "privacy" enclosure for discarded furniture items and soiled mattresses from the view of residents. We are trying to obtain additional bids.

New Guidelines for Approving/Disapproving Tenants: The board needs more time to work on this so this item is tabled for now.

Update of Seawall Installation: At the May 12, 2016 meeting, the proposal made by Dock Patrol in the amount of \$95,995 was approved. Shortly after the board meeting we were notified that Dock Patrol is out of business.

Board members Jerry and Joe went to the remaining bidder, Professional Docks and Seawalls, LLC to meet with the owner and discuss the HI 2 project and his bid. Professional Docks re-measured and answered questions posed to him by board members. Professional Docks can start this project in September 2016. Jerry thanked Sean for providing his engineering expertise and skills in conducting research for this project.

Jerry motioned to accept Professional Docks bid of \$100,000. Sean 2d.

Sean requested the contract include the following statement: "\$100,000 is the fixed price of this contract and is all inclusive of material costs."

Note: This statement is being added to prevent HI 2 from being billed additional costs in the event the price of wood escalates during hurricane season.)

The only other comment/discussion was Judy's question was Professional Docks going to be asked to repair the swale between Bldgs 9 & 10 as was previously planned with Dock Patrol?

The vote was unanimous to accept Professional Docks proposal.

b. Vice President: Sean reported on the following: Alarm Status: the communication error (loss of ATT cell signal) is fixed. The only units causing trouble appear to have been fixed and if ever needed we have new Verizon cards to replace the ATT cards on any consoles that become problematic in the future. Verizon cards (which are a new product) are ideal for our condo units; the Verizon signal is the strongest and cells are more reliable than WiFi. If any units require visits in the future, we should have an airtight fix (at no additional cost to us).

Weather : The 5 day weather feature on our security consoles - we have previously discussed this. This feature costs 75 cents per unit, per month increasing our monthly Bright House payment of \$1,764.00 by

\$84.00 to \$1,848.00. The 5 day weather feature is one that many people enjoy and it improves the display aesthetics on each console in HI 2. The cost is minimal and this is the only upgrade the board is currently entertaining.

Sean made the motion for the Board to pay the 75 cents per unit; \$9.00 per year (for each unit/year) which is an additional \$84.00 month. July 2d.

Discussion followed with Jerry and Joe both stating that since this is basically a “nice to have” feature homeowners should pay for it; and they were unsure how many homeowners would actually use it.

Judy stated that since the Board has saved money in other areas (insurance, competitive bidding) this “nice to have” feature is one that she does like and uses. She also stated that even if the board does not approve the 5 day weather feature she would pay for it herself.

With a tie, this topic will be voted on again at the July meeting.

c. Treasurer Report: Read by Jerry. It was noted that as CD’s mature, this Board has searched for banks that give us a better rate of return (higher interest rate).

Sean commented that we are on track with reserve funding. The \$100.00 spent on the Roof Inspection was money well spent because we actually have more “life” in the roofs than we realized and by not replacing roofs immediately, our funds will continue to grow.

6. Next meeting date: Thursday, July 21, 2016, 7:00 p.m.

7. Adjournment: With no further business to discuss the meeting adjourned at 8:03 p.m.

Judy Montville
Secretary-Treasurer