

Harbor Isles 2 Condominium Association

c/o: Prestige Property Management

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Board of Directors

Meeting Minutes

Thursday, July 21, 2016

1. Call to Order: This meeting was called to order at 7:02 p.m.
2. Establishment of Quorum: A quorum was established with 4 of 5 Directors present. Sean was excused. Judy was present by phone.
3. Proof of Notice: Posted at least 48 hours in advance.
4. Reading or Waiver of Reading of Previous Meeting Minutes: Joe Demers motioned to approved the minutes from the previous meeting, removing the line that the meeting was taped recorded. It was not. Jim smith 2nd. All were in favor and the minutes were approved.
5. Recognition of Members Present and their Comments on Agenda Items: None
6. Reports of Officers and Agents, if any:
 - a. President: Jerry announced that the Board wanted to recognize Lenny Bross for all the hard work, time, energy and thoughtfulness he gives to the association. Not only for the landscaping that he makes sure is kept up but he helped Conrad seal the seawall, which was quite a job! The Board presented Lenny with a Thank You gift purchased by the Board Members.
 - i. Lenny then gave his report on the landscaping – he mentioned that the landscapers, while raking out the beds, removed a lot of the mulch that was recently put down. After many attempts, Green Leaf agreed to re-install the mulch. There is a palm tree on the south side of the tennis court that is dead and Lenny would like permission to remove this and replace it with a palm that perhaps is a self-cleaning type.
 - b. Vice-President: none
 - c. Treasurer: The Balance Sheet was read by Lori Barrella. She mentioned that the association was currently trending approximately \$13, 847.00 under budget for the year.
 - d. Committees: As above.
 - e. Management/Agent: Lori announced to the members that she submitted her termination letter for management services to the Board citing differences in desired management styles the Board seemed to be desiring. There were general comments from the members present. Lori did mention that she was going to meet with the Board and that perhaps an agreement can be made as to her continuing managing the association. She also informed the members of an upcoming vote the owners must make regarding the Florida Statute mandating condominiums retrofit the buildings to install fire sprinklers. This would cost the association many hundreds of thousands of dollars, if not in the millions. Fire pumps would have to be installed, lines would have to be run underground, through the buildings, etc. She told the members that this vote requires a “majority of all voting interests in the association or 57 votes” and that on the proxy at the annual meeting, they needed, if only that, to vote on this issue. Lori will be informing the owners during the year to remind them of this very important vote.
 - f. Jerry then wanted to bring up the boat yard, in that, he felt the descriptions of what could be parked there were vague. Jim Smith countered that the application for obtaining a space clearly

describes what can be parked inside the area. Jerry also felt that since many of the spaces were held by owners who were only part-time residents needed to be looked at. Lori reminded the Board that any new rules pertaining to the boat yard, which the Board may change from time to time according to the By-laws of the association, would not affect the current owners who have a space, since you cannot make a rule “retroactive” and that it would only apply to “new persons” who obtain a space. Lori suggested that this would be good for the Board to discuss via email so work out the details then when ready, put it on the agenda for a vote. Lori then reminded everyone that the Board received 2 bids for engineering specs and inspections to be made to the buildings prior to any painting. Sean reviewed the bids and it was his suggestion that the Board go with Existing Structures, since they had a more in depth and concise scope of work. After discussion, Joe Demers motioned to accept the bid from ESE. Jim Smith 2nd. All were in favor and the motion passed. Lori will contact them to get the ball rolling on this.

7. Old Business:

- a. Planning for walkways on various areas connecting lake crosswalks/pier to sidewalks – put to owners to material alteration consideration: **Tabled until further information obtained.**
- b. Addition to Alarm Monitoring Contract – review and possible approval: The Board again wanted to table this as Lori mentioned she believed that this option was only available as a “bulk” option and that unit owners would not be able to purchase option on their own.
- c. Garbage Surrounds: Jerry Scholder motioned to accept the bid from Superior Fence to install new panels at the garbage surround between Bldg. 9 & 10 to shield owners from viewing large items placed there for garbage pick-up. Jim Smith 2nd. All were in favor and the motion passed. Jerry also wanted to review the payment schedule of the garbage pick-ups since during the summer the dumpsters did not fill up as quickly as the winter months. He thought perhaps they would remove one of the pick-up dates and save some money. Lori informed the Board that she did receive a breakdown from City of Cocoa/Waste Management however; not only was it lacking some information, it was not very easy to decipher. She will work on this in the coming week to try and figure it out. There was a question from the audience asking if cutting back would create a “bug or rodent” issue since the heat would be baking the garbage for longer periods of time. Jerry did not feel this was an issue since it would still be picked up twice per week and if that were to occur, they can always revert back.
- d. Update of seawall installation: Lori informed the Board that she added her addendum to the contract submitted by Professional docks. It included among other items, a penalty clause, where they would be charged \$100.00 per day for any time after the given completion date. Lori Spoke with the owner, Robert, and he did not have an issue with any of it, he was just waiting to get a better absolute start date and a reasonable “completion” date. Lori did say they were still on for mid-September and she will reach out again to be sure he gets the contract over to her.
- e. Tennis Court Resurfacing – Jerry drafted a survey that he would like sent to the owners regarding the tennis court located on top of the garage of Building 15. It seems that all of the bids to repair the court would not include a warranty since it was built on top of the garage. Lori did remind the Board that both Harbor Isles 1 & 2 would need to vote on this matter and possibly the banks who hold notes on the units since this would be “removing an amenity”.

8. New Business:

- a. Jerry motioned to have the palm removed at the south end of the tennis court and replace it, per Lenny’s request, not to exceed \$500.00. Jim Smith 2nd. All were in favor and the motion passed. Lenny stated that he would take care of this.
- b. Judy wanted to work on getting the swale between bldg. 9 & 10 worked on. There was general discussion that included the past decision that this would be handled by the company who would be doing the seawall. Dock patrol did agree to add this at no charge to their scope of work but then he closed his business. It was discussed with Professional Docks but it was unclear if it was included or would be a change order. Lori will work on this.

- c. Joe Demers wanted to install a “French drain” at the south end of building #15 as the water puddles into the parking lot. After discussion, it was determined a French drain would not be necessary but rather removal of the grass along that area and the installation of some pea gravel to allow the water to reach the retainage pond located to the west. It seems the grass along that edge was so high, it was “retaining” the water in the parking lot. Since this would be the easiest fix and the less costly (vs. re-grading the parking lot) Joe will work on this.
9. Next Meeting Date: August 18, 2016 at 7:00 p.m.
10. Adjournment: With no further Business to come before the Board, Jim Smith motioned to adjourn the meeting at 8:20 p.m.