

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, August 20, 2015

This meeting was called to order at 7:05 p.m.

A quorum was established with 4 of 4 Directors present. Judy Montville was present by phone.

Proof of Notice: Jerry affirmed the meeting notice was posted at least 48 hours in advance of the meeting.

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.

Recognition of Members Present and their Comments on Agenda Items: There was a question regarding the use of the garages and the resident was informed that this was to be discussed later in the meeting.

Reports of Officers and Agents, if any:

- a. President: Jerry commented that the association was on task with completing items and they were working on hiring a new landscaping company as Ground Tec opted to terminate servicing the property before their 30 days was up.
- b. Vice-President: Sean presented video slides of two subjects: HI 2 financial history and lighting rods. Presentation was well received and thoroughly informative. Thanks were given by the Board to Sean for his hard work on these subjects and the video presentation he provided. Written copies of the presentations will be available to the owners at the annual meeting and once the website is up and running, these will be included for viewing and downloading.
- c. Treasurer: Judy asked if Lori would present the report. Lori read the Balance Sheet. She also informed the Board that their Reserves actually had more funds that allocated by former management since the total funds in their money market and CD's should equal the amount in the line items. This equates to approximately \$44,434.00 not allocated to the reserves. The Board will need to vote to allocate these funds to a line item or items after the books close for 2015.
- d. Committees: None
- e. Management/Agent: Tabled to Old and New Business

Old Business:

Maintenance Status and various issues: Lori informed the Board that various tasks have been completed to date. The roof to the pump house should be done in the next 2 weeks and the vinyl flooring for the #15 elevator was ordered. The flood policies did not lower with a higher deductible

so they were renewed without changes. Garages will no longer be covered. M&M landscaping has agreed to a week to week contract until such a time as a new contract we awarded to help keep the property up. Lori never received a bid from Lawns by Scott but will attempt to contact other companies to get a proposal as soon as possible. The phone lines for the elevators and the fire alarms were being switched from AT&T to BrightHouse at a savings during the first year of \$8400.00 and \$7200.00 thereafter. A unit owner again asked why the Board did not fill the vacant seat and it was again explained that the since the Annual Meeting was around the corner, the Board thought it best to have the membership decide. When questioned again that it was against the Statute, Lori read a statement from the Attorney of Record for the Association that stated, in part, the Board was not violating any rule and that anything voted on would need 3 yes votes to pass. Jim Smith would like for the Board to review certain “restrictions” in the By-laws and the Declaration in the future as some seem to be antiquated or not longer viable for the association. One such restriction is located in the Declaration, Section X, paragraph O, which states...”all electric lights shall be turned off when the garage is not occupied and all garage doors shall be kept closed at all times except when parking or removing cars from the garage. This means no one can go into the garage to say, clean your vehicle or repair something from your home or put even put a model together. After brief discussion, Jim motioned to put it to a vote of the owners to strike everything after “not occupied” in the restriction. Sean 2<sup>nd</sup>. Brief discussion included having garage sales, etc., Lori reminded the Board that until the restriction was amended, the Board could not make any “rules” pertaining to the garage since the restriction clearly now states the door “must” be closed. With no further discussion, a call for a vote was made. All were in favor and the motion passed. Lori will include this on the proxy for the Annual Meeting.

Contract Updates/Termite renewals: Lori verified that only one claim for termite damage was ever filed by the association and that was for a small area on the first floor that included baseboard replacement. All the repairs done to the upper floors were not covered under the bonds. After discussion Jerry motioned to discontinue termite bonds to the buildings. Jim 2<sup>nd</sup>. There was additional discussion that included possibly installing a self baiting system. A call for a vote was made. Jerry, yes – Jim, yes – Judy, yes – Sean – no. Motion carried by majority. Lori will get information about baiting systems.

#### New Business:

Consideration of Rule Adoption: Addition of type of screen door to unit: Jim Smith presented to the Board a suggestion to allow an additional type of door to be utilized at the association. Currently there are two approved types. These types are aluminum “storm” or screen type doors. Jim would like the Board to consider allowing “retractable” screen doors. After review of a brochure and discussion, Jerry motioned to allow the retractable door to be approved for installation to the units, but that the frame must be white in color. Jim 2<sup>nd</sup>. All were in favor and the motion passed. Lori will notice the owners of the change.

Budget Adoption Meeting Date: Lori will work on scheduling a date and get back to the Board.

Next Meeting Date: TBD

With no further Business to come before the Board, Jerry motioned to adjourn at 8:20 p.m.

Any questions concerning this Notice should be directed to Lori at the contact numbers listed above.