

Harbor Isles 2 Condominium Association  
c/o: Prestige Property Management  
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Board of Directors  
Meeting Minutes  
Held  
Thursday, September 24, 2015

This Meeting was called to order at 7:03 p.m.

A quorum was established with 4 of 4 Directors present. Jim Smith was present via telephone.

Notice was posted at least 48 hours in advance of the meeting.

Jim Smith motioned to waive the reading of the minutes from the previous meeting. Judy Montville 2<sup>nd</sup>. All were in favor and the minutes were accepted as submitted.

Recognition of Members and their comments on the agenda items: Richard & Kathleen Piper mentioned that the landscaping around the garbage surrounds and around their end of the lake were seriously overgrown. They also noted that the matting around the lake was "floating". Lori will get with the landscapers on this. The matting will have to wait until the water subsides. It was noted that there is a line floating in the south lake as well. Lori will have this looked at. Rae Montville asked what was going to be done with the swale between buildings 9 & 10. It was explained that this area was under water due to the rains. A professional came out and said that short of regarding the entire area, which would have been a waste of money as the swale was doing exactly what it was made for: to hold water that the lake could not, we could possibly add some dirt to the area to raise it up a bit. Once the river starts to ebb, the property will see these areas begin to dry out. Elizabeth Scholder asked why the pier ramps ended only a few feet from the pier, making residents walk through soaked grass, uneven turf etc., to get to it. She suggested possibly adding a walkway allow residents free access to the area. The Board will take this under advisement. The Board also discussed the area leading to the lakes and that they are also difficult to get to since you have to walk, sometimes, through or around the swales.

Reports of Officers and Agents, if any:

President's Report – Jerry wanted to thank Lenny Bross for all his work on the landscaping and is excited to move forward with some nice improvements to all the buildings and the entrance.

Vice-President's Report – Sean reminded everyone that the presentation he gave at the last meeting was available for everyone if they would like a copy. He again reiterated the very good shape the association was in by way of reserves and he wanted to remind everyone that this was due to the very good planning of the past Board's and management and that he looked forward to continuing that process.

Treasurer's Report – Judy read the Balance Sheet and there was brief discussion regarding the upcoming budget meeting and the reserve status and its' allocation for next year.

Manager's Report – Lori informed the Board that Lenny would like \$200.00 to work on the atriums at building 9 & 10. The Board approved since this was already allocated in the present budget under plants and mulch category. Lori then mentioned that at Building 5, the sidewalk terminated directly into the

driveway. She wondered if perhaps the Board would approve installing car stops there. After discussion it was determined that when Jim Smith returned from up north, he would do a walk around and check all the buildings to see where they might be needed. It was also discussed that this might possibly wait until after the roads have been repaved/sealed in the coming year. Lori informed the Board that the previous vinyl floor tile that was ordered for elevator 15 had to be cancelled as the company came back and said they forgot to charge for something, to the total of an additional \$300.00. Lori has ordered the tile from Purcell's and this project should be complete by the next meeting. The phone lines have been changed from AT&T to BrightHouse and all went smoothly. Lori did forward to the Board information regarding termite baiting however; the Board would like some additional time to review this option. Lori informed the Board that a website name was chosen and that Julia was ready to move forward with the site. With all good luck and transferring of information, this should be up and running by January 1, 2016. She also reminded the Board that she is waiting on a sample of the product proposed to be used on the new informational sign at the entrance. The elevator contract was also coming up for renewal and Lori was obtaining bids on this service. Currently the association has the Gold package, or the least with the bells and whistles. She will get comp's of all packages and from another service provider in the area. Lori reminded Sean that was going to work on alternate sources for alarm systems since the current system is due to expire this coming summer.

#### Old Business:

Maintenance Status: as above.

Landscaping Bid Review – the Board was presented with 3 bids for services, all of which had the same or very similar scope of work. After discussion, Jerry motioned to accept the bid from GreenLeaf/M&M in the amount of \$1,700.00 per month. Sean 2<sup>nd</sup>. There was additional discussion about allowing them time to understand the desires of the association. With no further discussion as call for a vote was made. All were in favor and the motion passed.

#### New Business:

The Board thought it would be a good time to send a reminder out to the owners that the rules and regulation of the association will be enforced moving forward. It was noted that occasionally in the past, some rules were never enforced, for one reason or another. As such, Sean motioned to reaffirm the existing rules and restrictions of the association as outlined in the Governing Documents of the Association and whose enforcement is also granted therein. Judy 2<sup>nd</sup>. There was discussion that included having the owners understand that this was not an attempt to be the “rules police” but rather to enforce certain restrictions that have gone unenforced in the past. This would include such things as rental units, pets, vehicles, nuisances and the general disregard for the property itself. With no further discussion a call for a vote was made. All were in favor the motion was approved.

As there had been discussion between the Board concerning the ability to having the ownership vote to waive the financial reporting requirements, as stated in the Florida Statues, Judy read her opinion on the matter which concluded that perhaps this should not be the year to forgo an audit, even though it is more money, but it would be a good transition from one management firm to another. There was also discussion that the Board would like to hire a different CPA that has been previously used for the past 10+ years by BP Davis. The Board was in general agreement and no vote was 2<sup>nd</sup> to put the matter to the owners.

As a matter of the next agenda, Jerry would like information on “pooling of reserves” included.

The next meeting date was to be determined. The Budget Adoption Meeting will be held November 19 and the Annual Meeting will be held December 7.

With no further Business to come before the Board, Jerry motioned to adjourn the meeting at 8:50 p.m.