

Harbor Isles II Condominium Association
c/o: Prestige Property Management
620 S. Brevard Avenue
Cocoa Beach, FL 32931
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Board of Directors
Budget Adoption Meeting Minutes
held
Thursday, November 19, 2015

This Meeting was called to order at 7:15 p.m.

A quorum was established with 4 of 4 Directors present.

Proof of Notice: On file

Reading or Waiver of Reading of Previous Meeting Minutes: None

Lori reminded the members that this is a “Board of Directors” meeting and as such certain protocol is to be followed. She handed out a quick reference of the Florida Statute pertaining to members input at the meetings and that a rule was adopted limiting the comments to 30 minutes. She also stressed the need not to “shout out” at the Board or interrupt during Board discussions, especially during a motion. Because there were only a handful of residents present at the previous meeting, Lori asked the Board if they could open up the meeting with residents input on the Budget. The Board agreed. The following residents responded:

Pearl Conro, Unit 1541, wanted to know why Jerry was going door to door asking them who they are voting for. Lori explained that if residents did not wish to give the information, they merely needed to inform him of same. Lori also reminded the residents that Jerry likes to get input from residents, mostly because most do not attend meetings.

Karen Stacey, Unit 926 wanted to express the opinion that when Jerry came to her door, she felt her opinion was validated and that he genuinely cared about her comments.

Sylvia Wiseman, Unit 1535 asked about the landscaping work HI 1 was completing and was the same type of installation going to be done on HI 2 side. She also wanted to know about the website. Jerry mentioned that the Board would be working on that and that some areas would likely remain mulched with others having rock installed. Sean informed her of the work being done on the website and that they were hopeful of having it up in January.

Sean then reminded the Board that at the previous meeting, an Election Committee was not appointed. Sean motioned to appoint Adrian Gilmore, Kathleen Piper and Mary Wiseman to the Election Committee. July 2nd. All were in favor and the motion passed.

Old Business: None

New Business: Review and Adoption of 2016 Budget : The Board reviewed the proposed Budget. Sean motioned to give Conrad a raise of \$1.00 more per hour beginning January 1, 2016. Jim 2nd. All were in favor and the motion passed. Sent then motioned to increase Prestige Property Managements' contract price by \$1,000.00 for the year. Jim 2nd. All were in favor and the motion passed.

Jerry motioned to approve the Budget increasing line #5065 & 5515 to \$1,500.00 each, #5420 to \$14,000.00 & #6040 to \$8925.38 setting the monthly assessment amount at \$445.00. Sean 2nd. No discussion. All were in favor and the motion passed. Lori will notice the owners directly following the Annual Meeting which will also announce the new Board of Directors for 2016.

Mr. Taylor of 1547 questioned by the amount in the shared amenities line item was lower when historically it ran in the \$23,000.00 range. Lori explained that he was looking at the "reserve allocation" for shared amenities, not the regular budgeted amount.

Karen Stacey questioned the amount of increase the shared amenities "administrative" line item. Lori explained that this was due to the fees for the website.

Dennis Sullivan of 1544 questioned if the association had a regular maintenance contract for roof inspections. Being none, Sean asked Lori to obtain 3 bids for this service and to have it on the agenda for the next regular Board of Directors Meeting.

Gerry Shafer asked if the association has wind mitigation forms and Lori informed him that she did however; this was for the roof only and that each unit owner would be responsible to obtain their own for any additional insurance credits. Sean also asked Lori to try to coordinate the next wind mitigation inspection that would be required for the association to coordinate with any unit owners who may wish to also have this completed for their units at a possible savings in cost.

Next Meeting Date: TBD

With no further Business to come before the Board, Jerry motioned to adjourn the meeting at 8:00 p.m. Sean 2nd. Meeting adjourned.