

Harbor Isles Condominium Association
c/o: Prestige Property Management
PO Box 507
Cape Canaveral, FL 32920
(321) 501-0654

Board of Directors
Meeting Minutes
held
Tuesday August 1, 2017

This Meeting was called to order at 7:00 p.m.

A quorum was established with 5 of 5 Directors present.

Proof of Notice: Posted at least 48 hours in advance.

Acknowledgement of Members and their input on the Agenda Items: None

The Minutes from the previous meeting were read by Lee Hoyt. John Lindsey motioned to approve. Richard Njus 2nd. All were in favor and the minutes were accepted as read.

Reports of Officers, Committees and Agents:

Presidents: None

Treasurers: John read the balance sheet. There was general discussion regarding the upcoming budget and the need to keep expenses down, especially on capital improvements since we will be using over One Hundred Thousand soon for the paving project and we had 2 large expenses for shared amenities with the lake embankments.

Old Business:

- a. Paving Project – Notice was mailed to the owners listing the dates of the project. Milling will begin September 5, 2017. Owners were reminded to follow all no parking signs.
- b. Screen Enclosures – The Board reviewed 3 proposals to replace the screen enclosures that have defective material. This project will be done in phases. Building 520 & 530 will be done first. After discussion, Lee motioned to accept the proposal submitted from Tripod Aluminum in the amount not to exceed \$32,800. Paulette Scherer 2nd. There was discussion regarding that cost of the lift and it was determined that the association would rent this for a savings of over \$2,500.00. Once a time frame could be agreed upon, we would rent lift and perhaps then roll right into phase 2, which is building 560 & 570. Lori will work on this once she meets with Tripod. With no further discussion, a call for a vote was made. All were in favor and the motion passed.

New Business:

- a. Resolution: New Statute for Estoppels: Lori informed the Board that new statutes were put into effect July 2017. Most notably, the requirement to have Boards adopt a resolution authorizing estoppel certificates. These are documents certifying dues have been paid, among other items, before a unit can clear title when being sold. As such, Lee motioned to adopt the resolution as submitted by the attorney, attached. Richard 2nd. All were in favor and the resolution was adopted. Lori also said that while there were a number of other changes to 718,

the one that would have a direct effect on Harbor Isles was the restriction of having a Director serve more than 4 consecutive 2-year terms on the Board, unless approved by an affirmative vote of 2/3rds of the total voting interests or unless there are not enough eligible candidates to fill the vacancies. She is getting clarification to find out if this retroactive or immediate.

- b. Elevator Modernization Consulting Proposal: The Board reviewed 3 proposals to have elevator consulting completed to help the association work out project planning and scope of work to be completed on modernization of the elevator equipment and components. Lee motioned to accept the proposal from Malcom Daigle & Associates to be contingent upon the contents and limitations in the ThyssenKrupp contract currently in place, to be sure there would be no “fine” or penalty for ending the contract upon the modernization, at which time the Board will reconsider the time line for modernization. Paulette 2nd. A call a vote was made: Paulette – yes, John – No, Lee, Yes, Joe – Yes. Motion passed by majority. Lori will contact Malcom and discuss the proposal and the concerns of the contract with our current maintenance provider, ThyssenKrupp Elevator.
- c. Berm Bulkhead at Lake Between Bldg 4 & 8: . There was an emergency repair made to the small retention pond between building 540 & 580 – the berm separating the lakes from the river was washing away. If the berm is breached, the lakes would empty into the river. As such, Joe Sinnott motioned to affirm the contract with Professional Docks in the amount of \$13,400.00 to construct a seawall along that area. Richard Njus 2nd. There was a question if this was a shared amenity and yes, it was. A call for a vote was made. All were in favor and the motion passed. This work was completed and there is a plan in progress to have some ramps or some sort of way to allow the turtles to get out of the lakes to lay their eggs since there was now a sea wall around the entire perimeter of the lakes. Some floating areas would also be looked at so they can bask, as they are now laying on the light in the lake.

Next Board Meeting Date: Monday, September 11, 2017.

Workshop Meeting Date: Thursday, August 17, 2017 3:00 p.m.

With no further Business to come before the Board, the meeting was adjourned at 8:35 p.m.