

Harbor Isles 2 Condominium Association  
c/o: Prestige Property Management  
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NOTICE AND AGENDA

Board of Directors

Meeting Minutes

held

Wednesday, November 1, 2017

Call to Order: 6:11 p.m.

Establishment of Quorum: 4 of 4 Present. Judy was present by telephone.

Reading or Waiver of Reading of Previous Meeting Minutes: Lynne motioned to accept the minutes from 8-16-17 as submitted. Joe 2<sup>nd</sup>. All were in favor and the minutes were accepted.

Recognition of Members Present and their Comments on Agenda Items: Mr. Scholder read a statement of his displeasure of the Board and Management lack of actions during the past year. Several members in the audience wanted to thank the Board and Management for what they thought was good work the past year.

Reports of Officers and Agents:

- a. President: Joe read a list of items the Board completed this past year and is looking forward to hopefully being voted back on the Board to see other projects be completed.
  - b. Vice-President: Sean reminded the Board that a suggestion to have walkways installed around the property and discussion's regarding installing a security system were still open. He suggested sending out a survey to owners detailing the projects to see if the Board should move forward with planning stages for these projects. Sean reminded everyone that both would be a material alteration to the property and therefore would require a member vote. Both would also create a special assessment since the current budget did not allocate any funds for these projects. He will forward to Lori the survey and she can include this in her mailout with the 2<sup>nd</sup> notice of the annual meeting.
  - c. Treasurer Report: Read by Lori Barrella. Judy informed the Board that the Shared Amenity Meeting for the 2<sup>nd</sup> quarter went smoothly, and that the association had another CD renew and that the Association had a good balance of overlapping CD renewals.
  - d. Committees: Solicitation of Election Committee Members: Lori requested volunteers to be on the election committee, whose duties would be to certify and count the ballots. Kathleen Piper, Jeannie Pearson and John Waterhouse volunteered. Adrian Gilmore also volunteered as a back-up.
  - e. Management Report: Lori read a list of items that has been or scheduled to be repaired from the hurricane. Besides the roofs and the soffits on the buildings, all other repairs will be made in house. Lori thanks Lenny for his help not only immediately after the storm but his continued presence on the property. She also wanted to thank all those unit owners who helped clean up after the storm.
2. Old Business:
- a. Project Planning for Concrete Repair/Wood Replacement/Building Painting: The Board reviewed proposals for painting, after discussion, Lynne motioned to accept the bid from Tec Systems to paint #1 & #15 bldg. Joe 2<sup>nd</sup>.

- b. Elevator Modifications: The consultant had been on the property and they should have a report to us in the next 30 days.
  - c. Landscaping Improvements to Entrance: The Board reviewed 3 bids for landscaping rock to be installed at the entrance. After brief discussion, Lynne motioned to approve the bid from GreenLeaf Landscaping. Joe 2<sup>nd</sup>. There was brief discussion relating to GreenLeaf already doing our daily service and that they did a nice job with rock install for HI 1 side. A call for a vote was made. All were in favor and the motioned passed.
3. New Business:
- a. Review and Adoption of Rule RE: Electric Charging Vehicles and Stations Inside Garages: the Board reviewed a proposed rule, policy and procedure and for electrical vehicles. Sean would like to have the following words added: Electric Vehicles ***drawing 200 Watts or greater*** require an independent FPL meter and circuit (etc.) After discussion, Sean motioned to adopt the rule, policy, procedure and accompanying form as attached. Joe 2<sup>nd</sup>. All were in favor and the motion passed.
  - b. Review of Preliminary 2018 Budget: The Board reviewed a preliminary Budget for 2018. Lori mentioned that according to her calculations, there was an additional \$9900.00 to allocate, and it was her suggestion to put this amount into the roofing reserves line item since the Board was ready to award some re-roof proposals from damage caused by the Hurricane. The Board was fine with this, Lori will make this change. With no other changes to the line items, Lori will notice the unit owners.
  - c. Update of Repairs from Hurricane Damage/Review Roof Replacement Proposals & Award same: The Board reviewed 3 bids for roof replacement to bldg. #15 and #12 and the garage at #12, along with repairs to #10 bldg. Joe motioned to accept the bid from PRC for bldg. 660 in the amount of \$69,915.00 and that funds should come from the roof reserves. Lynne 2<sup>nd</sup>. All were in favor and the motioned passed. Sean then motioned to approve the bid from PRC to re-roof 640 at a cost of \$47,400.00 and to use funds from reserves for this item. Joe 2<sup>nd</sup>. All were in favor and the motioned passed. Lynne motioned to accept the bid to replace the roof of the garage of 640 bldg and to use funds from the Reserves. Sean 2<sup>nd</sup>. All were in favor and the motion passed.
4. Next Meeting Date: The Board will meet on 11-17-17 at 4:00 p.m. to adopt the 2018 Budget.
5. With no further Business to come before the Board, Joe motioned to adjourn the meeting at 7:45 p.m.