

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

Wednesday, August 16, 2017

This Meeting was called to order at 6:04 p.m.

A quorum was established with 4 of 4 Directors present. Joe and Judy were present via telephone.

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

Reading or Waiver of Reading of Previous Meeting Minutes: Lynn motioned to waive the reading of the minutes from the previous Meeting. Sean 2nd. Judy wanted to include her full motion regarding the allocation of surplus funds to be as she read it, which was: Allocate the interest earned from 2016 in the amount of \$6959.00 into reserve under the line item for deferred maintenance. There was also a correction to be made in item d. of the Reports, that is adding a “g” to the 6th line, changing, to make the word “changing”. With no other corrections, a call for a vote was made. All were in favor and the minutes were accepted with the noted changes.

Recognition of Members Present and their Comments on Agenda Items: Doug Catron asked what was being done with the ceiling on the 3rd floor hallway in building #12. Lori explained that they had to have a roof repair in that area and that she has hired a contractor to replace the 3 to 4 sheets of drywall that needed to be replaced.

Reports of Officers and Agents, if any:

- a. President: None
- b. Vice-President: Sean mentioned that he was working on getting bids for security cameras on the property and that he would begin to look at possible solutions to adding walkways from the pier at the river to the sidewalks and between the buildings to provide access to the crosswalks over the lakes. Both of these projects would require a member vote AND because these items have never been funded, a special assessment would have to be levied to pay for the construction.
- c. Treasurer Report: Read by Sean. Judy then motioned to allow the Cd that just matured at Everbank to roll over into another 6-month CD earning a rate of .85%. Sean 2nd. Judy reminded the Board that this would create a ladder of funds for availability and staggers maturity dates of the association’s investments. A call for a vote was made. All were in favor and the motion passed.
- d. Committees: Lenny explained that he was just about done with the new plantings and the he and Jim were ready to begin painting the lamp poles and replacing some of the lamps themselves. They are also working on repairing one of the elliptical’s in the exercise room. There was a request to possibly change out the fans in the room or install a floor fan or perhaps a wall mounted fan. Lori explained that Harbor Isles I manage the room but she will be sure to ask them.
- e. Management/Agent: Lori explained that some of the residents from Building 15 submitted a request to have a palm tree located in front of the building removed for reasons that included bird droppings and the fact that it was very large and old. The Board had Lori obtain professional opinions regarding the tree and both came back with their opinion that the tree was in fact very healthy. The Board’s opinion was that “droppings” could happen anywhere and if the tree did not pose any immediate threat to the property that they did not wish to remove the tree. The argument that “what would happen if a storm came and blew it down” could apply to *any* tree on

the property so would that mean they should remove *all* trees? The Board cannot say what will happen during any storm but to remove a healthy tree because of the bird droppings was not a reasonable request. No action will be taken by the Board on this request. Lori will inform the residents of that building of that decision. Lori then informed the Board that it was brought to her attention that there were some small cracks in the surface of the shuffleboard court. Lori was working on having some large cracks to the court located by the kidney pool repaired, She will add this to the list and perhaps we can find a solution where our maintenance could fix them before they got worse.

Old Business:

- a. Project Planning for Concrete Repair/Wood Replacement/Building Painting: Lori explained that she did meet with 2 contractors for the concrete repair however; neither have submitted a bid. Sean had also reached out to the engineer who completed the survey and they informed him that most, if not all, the contractors were easily a year out. Lori will continue to work on this. She then informed everyone that Intext had to pull off the job because a very large job with the Navy took precedence. She met with a company who also specializes in wood replacement and was hopeful to get a bid ASAP and to try to find one more company to also submit a bid however; this was such a specialized project, there were not very many contractors what either could not do the job or (as she found by making some calls around) they did not wish to do this sort of job. After discussion, the Board tabled awarding the painting bid until a contractor could be found to do the wood replacement. The concrete work could be done at any time since each balcony would have to be seal-coated after any type of repair was made.
- b. Sealcoating/Stripping roadways: Residents will be receiving their notice this week on the project. They will begin with paving at HI 1 side on September 5, then the week of September 18, they would begin seal coating and striping. Lori reminded everyone to “follow the signs”. If it says do not park, then DO NOT PARK there or they would be subject to towing. Lori asked if the Board wanted to add car stops at building #5 as that portion of the road abuts directly to the edge of the sidewalk, leaving no step up and consequently some vehicles pull up onto the sidewalk. They are \$45.00 each. The Board asked that Lori have them installed.
- c. Elevator Modifications: The Board reviewed elevator consulting proposals. After discussion, Sean motioned to accept the bid from Malcom Daigle. Lynn 2nd. There was brief discussion that Harbor Isles I also hired this consultant and that perhaps we could “share” the travel time, etc. Lori will ask if this would be possible.

New Business:

- a. Resolution: New Statute for Estoppels: Lori explained that some new rules pertaining to Florida Statute 718 were adopted by both the House and the Senate that took effect July 1, 2017. One was that it required Board’s to adopt a resolution to establish the authority to charge a fee for the preparation and delivery of estoppel certificates. This is already part of the contract between Prestige Property Management and the Association. As such, Sean motioned to adopt the resolution as submitted. Judy 2nd. There was a brief discussion regarding what it certifies and how the information is delivered. A call for a vote was made. All were in favor and the resolution was adopted. Lori then explained a few other rules that would have a direct effect on the association, most notably, that it now states “A Board member may not serve more than four consecutive 2 year terms, unless approved by an affirmative vote of 2/3’s of the total voting interests or unless there are not enough eligible candidates to fill the vacancies on the board at the time of vacancy.” Lori is getting clarification if this means from 2017 forward or is this retroactive.

Next Meeting Date: TBD

With no further Business to come before the Board, this Meeting was adjourned at 7:20 p.m.