

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, January 18, 2017

This Meeting was called to order at 6:36 p.m.

A quorum was established with 4 of 4 Directors present.

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

Joe motioned to waive the reading of the minutes from the previous meeting with the insertion of 0.01% in paragraph C under reports. Lynne 2<sup>nd</sup>. All were in favor and the minutes were accepted.

Recognition of Members Present and their Comments on Agenda Items: There was a question as to why there was only 4 Directors present and it was explained that Jerry Scholder submitted his resignation that Monday, effective immediately. Residents questioned who was to fill the seat and that the membership should be the ones to decide. Lori tried to explain that according to the Florida Statutes, the Board of Directors “appoints” someone to fill the vacancy, if they so choose to do so. The seat vacated was a 2-year term seat. Joe instructed Lori to send out an email to all owners asking if they wanted to volunteer to be considered for the open seat. The Board would then determine who they felt might be a good candidate to fill the seat.

Reports of Officers and Agents, if any:

- a. President: Joe reminded everyone that if they haven’t already done so, they should be sure that they do not have an original key on their front door and that all locks should be keyed to the master for cases of emergency entry. He also explained that Lori was having a most difficult getting anyone else out here to give a bid for the repairs to the roof. Most did show up but then never submitted a bid. Sean motioned to accept the bid submitted by Barnhart in the amount of \$2850.00 for roof repairs. Joe 2<sup>nd</sup>. All were in favor and the motion passed.
  - b. Vice-President: None
  - c. Treasurer’s Report: Read by Judy.
  - d. Committees: Lenny reported that he and Jim were working on the lamp posts, that one at #9 needed to be repaired and they have a plan to paint them. They are also working on adjusting all the irrigation heads around the association. Lenny also asked if they could sell the “wood chipper” in the shed and purchase a compress. There was a person interested who would purchase it for \$300.00. The Board approved this and asked that perhaps Jim Smith would purchase the compressor using the funds from the sale of the chipper. Lenny will organize this.
  - e. Management/Agent: Tabled
2. Old Business:

- a. Update on Tennis Court Re-surfacing: Lori informed the Board that she was meeting with the foreman tomorrow to be sure the scope of work was being followed.
3. New Business:
    - a. Pest Control Contracts – The Board reviewed bids to provide pest service both as a barrier treatment. Judy read a statement pointing out the concerns of not providing interior treatment and the potential of having a pest problem occur from having only barrier treatment only. There was continued discussion on the subject. Sean then motioned to accept the contract submitted by Black's Pest Service to provide perimeter treatment of the association on a bi-monthly schedule at a cost of \$125.00 per treatment, or \$1,500.00 per year. Lynne 2<sup>nd</sup>. Discussion included the possibility of changing to interior service if problems were to occur on a daily basis. It was also noted that if a unit owner wanted interior treatment on a bi-monthly basis, Black's was offering a special rate of \$10.00 per treatment. A call for a vote was made: Judy – no, Lynne – yes, Sean – yes, Joe – yes., Motion passed by majority. Lori will contact Black's and ask for the 1<sup>st</sup> available date to service the property.
    - b. Website Update: Lori informed the Board that Jeannie Pearson, volunteer who manages the website, would like to be able to update the site to a more user friendly system. My Island Designs has worked with Jeannie on this and they can re-do the site for approximately \$750.00. The Board was agreeable to this updating.
    - c. Consideration of Window and Door Replacement Guidelines: The Board reviewed a guideline previously adopted by the Board for Harbor Isles 1. To be more in sync with modifications, Sean motioned to accept the guidelines as submitted. Lynne 2<sup>nd</sup>. There was a question about front doors and Lori responded that all front doors must be exactly like the existing doors, however; they could be fiberglass and not metal. With no further discussion a call for a vote was made. All were in favor and the guideline was adopted.
  4. Next Meeting Date: February 15, 2017 – 6:30 p.m.
  5. Adjournment: With no further Business to come before the Board, Sean motioned to adjourn at 7:55 p.m.