

Harbor Isles 2 Condominium Association
c/o: Prestige Property Management
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Board of Directors
Meeting Minutes
held
Wednesday, February 15, 2017

This Meeting was called to order at 6:32 p.m.

A quorum was established with 3 of 4 Directors present. Sean was excused.

Reading or Waiver of Reading of Previous Meeting Minutes: Judy motioned to accept the minutes with 2 spelling corrections. Joe 2nd. All were in favor and the minutes were accepted.

Recognition of Members Present and their Comments on Agenda Items: None

Reports of Officers and Agents, if any:

- a. President: Joe reported that there was an open seat on the Board and that if no volunteers came forward, the Board may very well wait until the elections to allow the membership vote on the replacement. He reminded everyone that if they had any issue with alarms they should be phoning management. There was discussion regarding the swale between 9 & 10 and possibility to adding rock although at this time there was no standing water. The tennis courts/pickleball courts are 99% complete and looking good. 2 new benches will be purchased and installed and will new pickle ball equipment and nets. A new plan for updating the landscaping at the east end of Lake Walden is ready to be implemented. A bench will also be installed in this area. Jim Smith offer to pull out the philodendron with his truck and he will get with Lenny on this.
- b. Vice-President: None
- c. Treasurer: Judy read the Balance Sheet. All was in order and the information for taxes and financial reporting has been sent to the CPA.
- d. Committees: Lenny informed everyone that new sod was to be installed at the entrance and that there were some bushes that will need to be replaced once the spring arrives at a few buildings. Everything else was going fine working with Jim around the complex.
- e. Management/Agent: Lori is working on obtaining elevator modification bids and will get with the Board once all have been received. Bids are also being obtained to add rock along the exposed shoreline at Lake Candlewood. There is some erosion and the high level of water last year caused the matting to float to the top. Jim Smith is working on this and will meet with the vendors to obtain bids. He is also working on obtaining bids for a new gate system at the Boat Yard.

Old Business:

Update on Tennis Court Re-surfacing: As mentioned above, the project is nearly complete. Lori is meeting again with Nidy for final punch-list. There was discussion around the room as to

what exactly was PickleBall and a suggestion by some to contact the rec center as they may have lessons. Lori will be sending out a mass email when the courts are fully functioning again and she has had some residents contact her about starting a sign-up sheet.

New Business:

Project Planning for Concrete Repair/Wood Replacement/Building Painting: Lori spoke with Dave from Intext about wood replacement. He is booked solid until after Easter but has promised to put Harbor Isles 2 on the schedule right after that. Lori reminded everyone that the process would require a lot of wood to be painted and she would be looking for volunteers. Once the wood is replaced and the balconies are worked on, building #1 & 15 will be painted. Bids are also being obtained for sealcoating and re-stripping of the roadways. The irrigation issue discussed and Lori reminded everyone that they will be working to change out the system to a mist or drop system directly next to the buildings and redirecting or changing out heads closest to the street to avoid the over spraying that is occurring.

It was brought up that perhaps cameras would be a good idea to be placed on the property. Lori explained that placing them on the property would require a member vote and the logistics of doing same would be massive as you would more than likely have to hardwire the cameras to a recordable system. Members also discussed a neighborhood watch, and some mentioned that they had one in the past.

Lori brought up to the Board that it would probably be a good idea to have a workshop to discuss upcoming projects, etc. The Board would consider this.

Next Meeting Date: March 15, 2017 – 6:30 p.m.

With no further Business to come before the Board, Joe motioned to adjourn the Meeting at 7:25 p.m.