



Board of Director's and Manager's Report Second Quarter 2017

Harbor Isles 1 has had a busy, productive second quarter with many projects being completed, others being considered, and bids being received. Below is a list of completed projects:

- There has been a \$123,000 settlement in the lawsuit against Chematics et al for the decking issues, including the rusting of the metal components.
 - Prioritizing of the units effected is being done and revision work will start in the near future.
- Reroofing of buildings 8 and 2 garages was completed. Cupolas will be reinstalled.
- The ladies bathroom at the kidney pool has been renovated. The work is being completed by HI 1 maintenance staff.
- The fence separating the Ramp Road area and HI 1 was replaced after experiencing damage during the October hurricane.
- Door replacement to several garbage surrounds is being completed.
- Clubhouse lighting has been updated.
- Guest and Visitor Information Sheet
 - The board requests that any unit owner allowing a non-paying guest to use their unit without the owner being there complete an information sheet. This allows the condo to be aware of any vehicles or guests on the property.

Upcoming Projects

- HI 1 driveways and parking lots are due to be repaved. The bid was awarded during the May meeting and paving will start within 45 days.
- There is significant erosion at the west end of the outlet lake of Lake Walden. Solutions are being considered.

- The elevators in HI 1 need to be upgraded and repaired. Bids are being received and work will be scheduled.
- Report any issues of concern that need to be addressed to board members or management.



Protect Your Bank Account!

With so many new owners over the last two years, lots of modernizations are always in the works at Harbor Isles. With all that is available out in the builder and decorator worlds there are always new choices to consider. Please remember that modifications need approval from your Board of Directors before you sign a contract or agree to purchase an item that turns out to be a size not allowed — otherwise you may be on the losing end of an unnecessary bill!

Most of the information you need is in your directory, but if there is any question about size or modification approval, ASK FIRST. Un-installation is expensive and should never be needed if you follow the rules. - The Board

Do You Need Indoor Pest Control?

Bryans Pest Service, Inc., currently treats the exterior of our buildings on the second Monday of each month. Contact them prior to one of these scheduled visits at 321-264-1919 (office) or 321-591-7813 (cell) to request an evaluation and treatment of your indoor problems – or call property manager Lori Barrella, at 321-220-5200.



Harbor Isles Newsletter



Electric Car Charging Station Policy

The Board of Directors is constantly trying to stay current with trends and altering their response to match the trend. Electric cars are a trend that needs to be addressed.

In the Harbor Isles 1 community, the garage is not deeded to the specific unit. A garage is assigned to the unit but remains owned by the condo association thus the electric usage is paid for by the association. With this in mind, the Board passed a rule in 2016 addressing the charging of an electric car. The rule reads:

- No electric vehicle(s) shall be recharged from common/limited common Association outlets.
- Extension cords beyond the standard "pigtail" connection shall not be used to supply power from individual units to recharge electric vehicles.
- The Association shall allow owners who contemplate purchasing an electric vehicle or plug-in hybrids to install charging circuits using their own electric meters in their own garage at no cost to the Association.
- No alteration shall be made to the electrical distribution within an individual unit (living space) for the purposes of recharging electric vehicles.
- All electrical alterations must be properly permitted, use a licensed and insured electrician, confirm to the architectural standards of the building and confirm to the recommendations of the vehicle manufacturer.
- Before purchasing an electric vehicle or plug-in hybrid that is intended to be domiciled at Harbor Isles Condominium, owners should seek approval from the Board of Directors.

Activities

Daily:

- Exercise Group – Meets at Clubhouse Pool Monday - Friday at 10 am

Weekly:

- Bridge – Tuesday Morning and Wednesday Afternoon
- Canasta -Thursday Morning Twice a Month
- Social Gathering -1st and 3rd Friday 5 pm

Monthly:

- Beach Sweeping – First Tuesday 8 am (Contact Mary Smythe 321-848-1211)
- Bunco – as announced
- Board Meeting- First Tuesday unless otherwise announced
- Bingo – as announced

Management Contact Information

Harbor Isles Phase 1 Condominium Association

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