



Harbor Isles Newsletter



Board of Directors Report

Summer is here and is the start of the hurricane season. We are hoping to be spared from any storms this season but we all need to have a hurricane plan. If evacuations are ordered, your Board of Directors(BOD) encourage you to leave for a safer location. To further prepare, informational websites include: <https://www.weather.gov/safety/hurricane> <http://flash.org/hurricanestrong/>

The BOD is considering adoption of guidelines and rules for the use of generators during extended power outages. Many factors and regulations need to be considered in allowing this. Florida Statute 633.025 and Florida Administrative Code 69A-60.005 require that any device like a gas or propane generator be located at least ten (10) feet from any overhanging portion of the structure and never on a balcony or walkway. Solar powered or turbine (wind) powered generators may be used without this restriction.

Due to concern of carbon monoxide exposure, the CDC has recommended the generator be at least 20 feet from any window, door, or vent. The National Fire Protection Act (NFPA) 1 prescribes minimum requirements necessary to establish a reasonable level of fire and life safety as well as property protection from the hazards created by fire, explosion or dangerous conditions. As you can see, much consideration goes into enacting such rules and guidelines.

Projects that are completed, in progress, or being considered are:

1. Replacement of flat roof above the garbage room in building 540 has been completed.
2. The contract for clubhouse window replacement has been awarded and is being scheduled. The windows are 30 years old and are becoming hazy and inefficient.
3. Paradise Landscaping Company has been awarded the lawn contract. They are on the property every week mowing, spraying, and blowing driveways. Trimming of shrubbery is scheduled monthly. With the recent heavy rains, the schedule has been difficult to maintain. The swale areas will be mowed as water recedes and the mowers are able to enter without rutting.
4. Elevator modernization- This project is a multiyear project and is progressing. A consultant was hired over a year ago to assist with this massive project.
5. Screen enclosures- The contract for repair/remodel of the rusting portions of the enclosures will be awarded in the near future and work will commence.

Trespassers on Condo Property

There have been several instances of trespassers on the Harbor Isles property recently. All residents need to be aware of who is on the property and question those who do not seem to belong.



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Trespassers cont:

At this time of year, it seems to be tempting to use our pools after hours. There have been two instances of non-residents being in the kidney pool after hours. The intruders were approached and asked to leave without incident.

A second instance was a young man wandering around the property obviously impaired. The CBPD was called and he was escorted off the property.

If you do not feel comfortable questioning the person and know that they are not residents, place a call to Cocoa Beach Police and ask them to investigate. Safety is our first concern for the Harbor Isles residents and property.

Pool Rules and Regulations

With the summer season upon us, the pools will be getting a lot of use. As defined by Florida Regulation 64E-9.0 and Florida Statute 514.011, the condominium pools are considered public pools and are regulated by such regulations.

- Children under the age of 12 must be under the direct supervision of an adult while using the pools
- Large flotation devices are not permitted in the pools. Pool noodles are allowed.
- No food or drink is allowed within 4 feet of the edge of the pool. Glass or ceramic containers are not allowed within the pool enclosure or clubhouse patio.
- Only small toys for use as personal entertainment which are not thrown or used in games are allowed in the pools.
- Reservations for the clubhouse do not include the private use of the pool. Sand is

to be washed off at the pool showers before entering the pool area.

Refer to the Harbor Isles Directory/Rules and Regulation handbook for further definition of the rules. There have been issues with the pool gates being left unlocked. Pursuant to Florida Regulation 64E-9.006, gates must be locked and accessible only by key or other method. For the safety of all, please keep pool gates locked at all times.

Senior Lock Box

A program for senior and at-risk residents is available for times when the resident needs emergency responders. For a small price, the resident can purchase a lock box and be assured that responders can enter their home with no damage to the entryway.

The lock box system can be purchased online or in local stores. The small unit, in which your house key is placed, can be hung over the top of the door or on a doorknob much like what realtors use. The fire/police department is contacted to secure the property key inside the unit upon purchasing. The master key, which is the same key for each particular brand, is maintained by the emergency responders. Lock box keys are only provided to authorized departments by the seller. The emergency responders open the lock box to obtain the unit key during an emergency where the resident cannot open the door themselves.

Social Events Please refer to your bulletin boards for notification of future events.

Management Contact Information

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