

Harbor Isles 2 Condominium Association
c/o: Prestige Property Management
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Board of Directors Meeting
held
Thursday, March 22, 2018

This meeting was called to order at 5:02 pm.

A quorum was established with 4 of 5 Directors present. Judy was present by telephone. Sean was excused.

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

Jim Smith motioned to waive the reading of the minutes from the previous meeting. Lynn 2nd. All were in favor and the minutes were accepted as submitted.

Recognition of Members and their comments/input on agenda items:

Pam Smith commented that perhaps the member comments should come at the end of the meeting to help move meetings along. The Board discussed this option. Jim Smith motioned to have the agenda item placed after new business on all new agendas. Judy 2nd. All were in favor and the motion passed. There were no other member comments on the agenda.

Reports of Officers, committee and Agents:

Presidents Report: None but wanted to again thank all the folks who volunteer around the complex and to remind everyone that the wood project is in full swing at building #15, which will be followed by painting, then gutters to the roof as if they were to be installed now, they would have to be removed when they painted the building.

Vice-Presidents Report: Jim Smith reported the following:

The sprinkler system, while it has had some repairs made, need to be revamped. The Board will be reviewing bids later in the meeting for this fix.

Jim then mentioned that he gave a Conrad a job to paint the drip edge on the garages and possibly the posts for the mail boxes. The street lights are also in need of paint and Lenny and Jim Pearsall were working on that project. Jim reminded the owners to please inform either them or management when they see something that needs to be repaired.

Jim did try to replace the lamps in the fountain but was unsuccessful. Lake Fountains came out and made the change with Jim present so that perhaps in the future, Jim would be able to change them out.

Jim also reported that previously a note was posted on the bulletin board reminding owners to please remember that parking spaces are few in front of the buildings, especially handicap spaces, and to please utilize your garage and please ask guests to use overflow parking, which are also limited. Jim then presented to the Board a suggestion to install striping along the front road ways to designate them as "overflow" parking. The striping would not be "stall type" but a single line running adjacent to the berm, as shown on the attached drawing submitted by Sean. There was some general discussion regarding this matter. Jim Smith then motioned to put it to a vote of the owners to make this material alteration, as shown on the drawing. Joe 2nd.

Joe asked if Harbor Isles would have to vote on this. Lori said no, this was on Harbor Isles 2 property only. With no further discussion, all were in favor and the motion was approved.

The rock for around the buildings should be put on hold until the irrigation system can be reworked.

The old golf cart finally met its match and could no longer be repaired. The cart was sold for \$120.00 (basically the for the batteries).

Jim replaced the hinges on the garbage surround between 9 & 10. A quote from the fence company was given for \$500.00. Jim was able to find, after an extensive search, to find the correct hinges for \$25.00. He also changed the swing of the door and put a stop chain on it to keep it from banging around.

Treasurers Report: Judy presented her report (attached) and Lori read the balance sheet. Judy then motioned to allocate the interest earned in 2017 into the reserve line item for Painting. Jim Smith 2nd. All were in favor and the motion passed.

The Board reviewed bids to have the 2017 compilation competed. Judy motioned to accept the proposal from Mapili CPA's in the amount of \$900.00 which will include the 2017 taxes. Lynn 2nd. All were in favor and the motion was approved.

Judy then reported that the shared amenity meetings were held and all went well. A CD at Everbank matured on February 14, 2018 and it was rolled over into another 12 month CD earning 1.0% APY.

Management Report: Lori reported that Protection 1Security is rolling out a new online request option and that she and Shay would be taking part in a conference call to learn this new program the 2nd week of April. Most of the units were complete with drywall repairs and that 2 more units would be finished in the next week or so and that 2 units have ceiling repairs that are outside their balcony, and these will be repaired as well. There was a question about rock at the berm area and this area was not included in any bids. There was a question if we could get a bid to place rock on the east facing side of garage 5 & 9 – Lori will get these. Lori then asked the Board if they would like to consider removing the fire hoses in the buildings, this would same money each year and is permissible by the fire department, if we meet certain criteria. One thing the fire marshal is requesting is a letter signed by the President requesting same. Jim motioned to remove the fire hoses as decided by the fire marshal. Lynn 2nd. All were in favor and the motion passed.

Old Business:

Project Updates for Concrete Repair/Wood Replacement/Building Painting: As above.

Elevator Modifications: Tabled

New Business:

Irrigation Plan/Gutters for Buildings: Review of Bids/Award Same: The Board reviewed bids for the revamping of the sprinkler system. After brief discussion, Jim motioned to accept the bid from Green Leaf in an amount not to exceed \$25,000.00. Joe 2nd. There was discussion that by combining both areas of work that needed to be done, Green Leaf would reduce the bid. Lori will confirm this amount. With no further discussion, all were in favor and the motion passed.

Next Meeting Date: TBD

With no further Business to come before the Board, Joe motioned to adjourn the meeting at 6:05 p.m.