

Harbor Isles 2 Condominium Association  
c/o: Prestige Property Management  
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Board of Directors  
Meeting Minutes  
held  
Thursday, May 24, 2018

This Meeting was called to order at 5:06 p.m.

A quorum was established with 5 of 5 Directors present. Judy Montville and Jim Smith were on the phone  
\*NOTE: this meeting briefly adjourned at 5:50 as the phone line dropped. It was called back to order at 6:00 p.m.

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

Lynne motioned to waive the reading of the minutes from the previous meeting. Joe 2<sup>nd</sup>. All were in favor and the minutes were accepted as submitted.

Recognition of Members Present and their Comments on Agenda Items: None. There was a disruptive outburst by an owner who then left the meeting. The Board reminded the members that proper decorum was expected from all members present, both the Board and the members. Continued disruptions will result in the Board adjourning the meeting, thus conducting no Business.

Reports of Officers and Agents:

**President:** Tabled

**Vice-President:** Tabled

**Treasurer:** Balance Sheet read by Lori.

**Committees:** Lenny reported that he and Conrad are almost finished painting the trim on the garages and that they will be start painting the lamp posts next. This will be followed up by cleaning and sealing the pier and bulkheads. Planting are fine with a few that need to be replaced.

**Management/Agent:** Lori reported that Jim, the maintenance person, had to relocated back up north. Lori knows of another maintenance person, Craig Hyde, who will be meeting with Jim to go over the lay out and job items that need to be done at the association. Craig also had experience in wood replacement and some concrete repair.

Old Business:

**Project Updates** for Concrete Repair/Wood Replacement/Building Painting: Shay is working on an updated list of projects that will be done in the early part of 2019. Wood replacement will continue throughout the rest of the year with building #10 the next in line to be painted, due to the amount of wood that needs replacing. Management is still having a hard time getting anyone to work on the concrete decks – again they met with a company, but they never returned a bid. She will have Craig look at some of the areas once he gets to know the property to see if he can make some of the more non-invasive repairs.

**Elevator Modifications/Issues:** Building 10 has had a number of issues – Oracle said that a major board had to be replaced – however, the elevator consultant sent out his contact, free of charge, and they made a repair that as of now, there has not been any further issues/breakdowns with the elevator. Sean wanted to be sure we don't pay for any extras by Oracle, and that we are still waiting for Oracle to make the repairs the consultant demanded. The next phase of the modernization is Phase 2 and 3, which would include getting the bids for the modernization along with bids for a maintenance contract.

Lori reminded everyone that a Members Meeting was scheduled for June regarding the material alteration for additional/overflow parking at the front of the property. Sean will do a pro v con list and have it for the meeting.

**Irrigation Plan for Property:** Due to GreenLeaf essentially terminating the contract for the association, management was waiting to meet with the new company that would be hired this evening to be sure they understood the scope. Lenny has been and will be available for these meetings.

**New Business:**

Review and award new Landscaping Contract: Judy read a re-cap of the bids received for new landscaping services for the Association. The Board discussed the difference between services offered, the effect it will have on the budget as they are all over what was budgeted for this year, the termination clauses, etc. After discussion, Lynne motioned to accept the bid submitted by US Lawns in the amount of \$25,698.00 for the year for combined services of lawn, trimming, irrigation repairs. Joe 2<sup>nd</sup>. Jim would like to see a 30 day out clause, so the Association was not “bound” by a firm if the services did not meet the expectations. Judy liked the fact that they would be giving us a 30 day plan for the irrigation and plantings around the property. A call for a vote was made. All were in favor and the motion passed unanimously. Lori will be sure the contact has a 30 day out clause.

Next Meeting Date: TBD

With no further Business to come before the Board, Joe motioned to adjourn the meeting at 6:35 p.m.