



## Board of Director Update Summer 2018

The HI 1 Board of Directors has had a busy summer considering and completing projects. Some of the projects include:

- Screen enclosure replacement, involved in phase one, has been completed. This included the four {4} lake buildings. The river buildings have been examined and a bid will be obtained for the completion of those units needing replacement.
- Board of Directors from both condo associations are continuing to meet with elevator consultants to prepare for the replacement of the aging elevators. This is a years long project that involves many regulations and entities to coordinate.
- Kidney pool chair cushions have been purchased to replace old, disintegrating ones.
- A contract was awarded to GreenLeaf Landscaping in September. The previous company was not maintaining the grounds to satisfaction.
- Clubhouse windows have been replaced.

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## Rental and Lease of Condo

Harbor Isles Condo has rules and guidelines for the rental or lease of condo units. The rules include renting your unit only after one {1} year of ownership, renting for a period of three

{3} months or longer and not more than two {2} leases per year. No subleases are allowed. Areas with tourism growth are experiencing ventures with Airbnb transformations in communities. Home sharing is causing rebranding of entire developments to the detriment of the existing homeowners. Their complaints are that there is a revolving stream of tourist neighbors and that “It’s spring break all year-round”. Often places are damaged and garbage is discarded anywhere. Permanent residents of these communities complain that is not the vibe they want to live in. Harbor Isles will not condone or allow the short term rental of units. Any homeowner concerned about this issue is encouraged to contact your board of directors or condo management.

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## Generator Guidelines

The Board of Directors of Harbor Isles Condominium encourages residents to heed evacuation orders when issued and recognizes that power may be interrupted for long periods of time during storms or other natural disasters. Residents may need alternative means of power for temporary periods of time. With this in mind, guidelines and rules will be set to promote the use of generators safely and courteously. Generators will be maintained and used abiding by all federal, state, and local statutes. Release of liability and risk is solely with the unit owner. The Condominium Association is absolved of all liability for damages. The owner assumes all risk of installation and use of the generator and holds the Association harmless and indemnifies the Association with regard to any liability arising therefrom.



# Harbor Isles Newsletter



Generator cont:

The guidelines were approved during the August meeting and will be posted on bulletin boards, on the condo website, and electronically sent to owners. Notify the office if you need a copy of the guidelines.

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## Shared Amenities

The Harbor Isles community and complex is governed and managed by two separate associations and property management entities. The community's amenities and common areas are governed and managed through a "Shared Amenities" agreement. All owners and residents have full access to all amenities and common areas for the entire complex. Social activities include the entire complex community.

The existence of two associations for one complex or community is not uncommon in Florida and is the result of Florida Code and the duration of time a developer is entitled to have before he must formally "phase" the development, eventually leading to multiple associations representing different phases of development.

Harbor Isles 1 (HI-1) – Governs and manages the units, in 7 buildings at 520, 530, 540, 560, 570, 580, and 630 S. Brevard Avenue. In addition to the unit buildings, HI-1 also manages, as a shared amenity, the three pool areas, the clubhouse, the north tennis court, and a segment of the river pier. Harbor Isles 2 (HI-2) – Governs and manages the units, in 7 buildings, 510, 550, 610, 620, 640, 650, and 660, S Brevard Avenue. In addition to the unit buildings, HI-2 also manages, as a shared amenity, the community's front entrance, the south tennis court, the boat and R/V storage area, the two lakes and their crosswalks, and a segment of the river pier.

The cost of the amenities is shared by both condo associations. Because HI-1 has more units, their portion of the cost is 56% while HI-2 pays 44% of

the cost of the amenities. The cost includes maintenance and contracted labor, repair, updating, and new construction.

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## Activities

### Daily

*Exercise Group* – Meets at Clubhouse Pool  
Monday thru Friday at 10 am

### Weekly

*Bridge* – Tuesday am and Wednesday pm

*Canasta* -Thursday Morning

*Social Gathering* -1st and 3rd Friday 5 pm

*Shuffleboard*- Thursday check bulletin boards for time

### Monthly

*Beach Sweeping* – 1st Tuesday 8 am

Contact Mary Smythe 321-848-1211

*Bunco* – 2nd Tuesday 7 pm -Sign up required

*Board Meeting* - 1st Tuesday unless otherwise announced

*Bingo* – Last Tuesday 7 pm

**Check the bulletin boards for other events.**

## Management Contact Information

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