

**HARBOR ISLES CONDOMINIUM ASSOCIATION I**  
**C/O: PRESTIGE PROPERTY MANAGEMENT**  
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**BOARD OF DIRECTORS**  
**Meeting Minutes**  
**June 26, 2018**

This Meeting was called to order at 6:05 p.m.

A quorum was established with 4 of 5 Directors present. Rose was excused.

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

Member Comments: None

Paulette motioned to waive the reading of the minutes from May 1, 2018. John 2<sup>nd</sup>. All were in favor and the minutes were accepted as submitted.

Reports: John Lindsey read the financial report. He noted that we had a CD mature and we moved the funds into an account at First Internet Bank. We also are in the process of closing our checking and money market account at SunTrust due to fees being charged. The new operating and reserve account will be at Sunrise Bank. The office is working to change all the auto pays for the utilities at this time and everything should be completed by August, to allow for outstanding checks to clear the SunTrust Account.

Lori reported that elevator 4 had an entrapment but was quickly freed – she tabled the rest of her report as most will be discussed during the meeting under old and new business.

**Old Business:**

Screen Enclosures: The Board reviewed bids for new screen enclosures. Discussion included screening to the inside of the cages – we had a number of vendors comment that they would not bid the job if it was to be screen to the outside. There was also discussion regarding owners with hurricane shutters – they already paid once to have them removed and reinstalled and since this was a “warranty” issue, the Board felt that the association should pay to have this done during the project. Lee motioned to accept the proposal from AeroTec in the amount of \$73,240.00 for buildings 520, 503, 560 & 570 and that the screening should be done to the inside of the enclosure. Shelia 2<sup>nd</sup>. The Board wanted it noted that the Association will pay to have the hurricane shuttered removed and reinstalled – however; unit owners need to be aware that if there are any defects in the shutters, the association will not be responsible to fix them. A call for a vote was made. All were in favor and the motion passed. Lori will schedule a meeting ASAP with the contractor and will get the attorney’s addendum over to them for review. Aerotec had previously mentioned that they are about 30 days out after signing a contract.

Clubhouse Windows: No date on installation yet. Shay if following up with this.

Elevator Modernization: Lori is waiting for Diagle to get her the follow up report – John is concerned that the association will be paying him through the “warranty phase” of the modernization phase. Lori will confirm this issue with the consultant. The new flooring for elevator 540 should be completed next week.

Landscaping Update: Shelia walked the property again with Paradise. There are serious concerns with the weeds around the property and the trimming they are doing (not doing) around the property. Lori is to follow up in 2 weeks to see the status of the weeds and the trimming of the property, specifically along ramp road and the backs of the buildings.

#### New Business:

Portable Generators: The Board reviewed drafts of guidelines concerning the use of generators on the property during power outages. There were a few changes/additions/deletions noted. Shelia will re-work the guidelines and send back to the Board for review. Discussion included the need for indemnification to the Association by the owners for using the appliance.

Stairlift Modification Building 530: Lori received a request to have a stairlift installed from unit 325. Since this has been done in the past and we have attorney language concerning same, Lori will send the package to the owner for the required information/releases that will be needed prior to approving the installation. She will keep the Board informed.

Shelia wanted to know the status of the culvert repair by Harbor Isles II. Lori informed the Board that the engineer and the contractors who have been out all said there is nothing they can do at this time until the water level recedes. Then possibly a diver will need to get into the culvert. They will have to drain the smaller lake to the west to allow the repairs to be made and will the rainy season here, it is likely to be November before any type of repair can be made. She will keep the Board informed.

Next Workshop Date: TBD

Next Meeting Date: TBD

With no further Business to come before the Board, John motioned to adjourn the meeting at 7:45 p.m.