



Culvert Repair

Several months ago, it was noted that the culvert structure between Lake Walden and the retention pond beside the river was cracking. At that time, an engineer report was ordered to determine the corrective action.

Findings were that the concrete aprons around the corrugated metal culvert were compromised and needed to be demolished, removed, and disposed of. A diver was sent into the culvert and found that the metal pipe portion was competent and did not need further work.



The repair work encompasses demolition of the concrete above the waterline, grading the area with stone, place commercial fabric at the bottom and edges of area to be formed and poured, and place wire mesh. Form and pour 6 inches of concrete and remove the forms, completing the job.

During this repair, the roadway on the south side of Building 4 garage may be closed while the main thoroughfare will not be closed.

Because the lakes are part of the Shared Amenities Agreement between the two associations and is governed by Harbor Isles 2, that board will be approving the route of repair. The repair will be paid for by both associations at a division of HI 1 paying 56% and HI 2 paying 44%. If any road repair needs to be completed, that alone is the responsibility of HI 1 who will bear the financial cost.

All owners will be notified of work schedules and any closure of the section of road.

Annual Garage Sale

Harbor Isles Condominium holds an annual garage sale that is organized and sponsored by the condo association. Each owner may participate by setting up a table in your garage and selling your treasures. Each garage that participates pays the sum of \$4 the day of the sale to cover advertising and overhead costs accrued by the association. The sale is scheduled for **February 9, 2019** starting at 8am continuing to 1pm. Homeowners are encouraged to park on Brevard Avenue to free up parking for buyers and lookers. This is a very well attended event by shoppers so organize your treasures and sell, sell, sell!

Board Of Director's Report

Many projects have been planned or completed during the fall and early winter.

A list of the projects include:

1. Completion of the first stage of patio/screen replacement. Bids are being obtained for the second stage that includes the river buildings.
2. Replacement of the windows in the elevator alcoves of the river buildings.
3. Placement of new sod in areas and stone across the back and sides of buildings.
4. Budget review and approval that includes a \$10 increase in the monthly dues to \$445. This was because of increases in several line items in the budget.



Harbor Isles Newsletter



Board of Director's Report Cont.

5. Continuation of the elevator modernization project with bids being reviewed and discussion continuing.
6. Approval of generator guidelines in case of extended power outages.
7. Purchase of replacement cushions for Kidney Pool chairs.
8. Obtaining bids to repair cracks and deterioration of the north tennis court.
9. Approval of Noise Guidelines.
10. Discussion and evaluation of painting of garage doors considering best method to decrease the rust issues.

Reminder: There have been car break-ins in the Cocoa Beach area. Please lock your cars to prevent property loss.

Pest Control?

Bryans Pest Service, Inc., currently treats the exterior of our buildings on the second Monday of each month. Contact them prior to one of these scheduled visits at 321-264-1919 (office) or 321-591-7813 (cell) to request an evaluation and treatment of your indoor problems – or call property manager Lori Barrella, at 321-220-5200.

Air Conditioner and Heater

If you want your AC unit to have a long and productive life, have an AC specialist do preventive maintenance at least yearly. But there are also steps the homeowner can take to troubleshoot issues. When turning on heat during times of cool weather, confirm that the heating elements are clean to prevent smoke and fire.

Air conditioner tips:

- ❖ Air filters- During high usage times, change the filter monthly.
- ❖ Thermostat- Make sure the setting is on cool or heat and the temp of your choice.
- ❖ Thermostats may be hard wired or battery operated. If there is no display, change the battery to return this function.
- ❖ If the unit is not running, check the overflow condensation drain. This drain needs to be clear and draining for the unit to work. By instilling vinegar or Clorox down the drain frequently, the drain will remain clear.
- ❖ If the fan unit is not running, check the breakers.
- ❖ If there is ice on the lines, shut the outside unit off for a few hours to allow the ice to melt. Then turn it back on.

There are many competent AC companies and repairmen in Cocoa Beach. If none of the troubleshooting methods work, contact a company for a service call.

Harbor Isles Phase One Board of Directors for 2019 are:

Paulette Scherer - President
 Sheila Angove - Vice President
 John Lindsey - Treasurer
 Rose Hansen - Secretary

Management Contact Information

Harbor Isles Phase 1 Condominium Association
 Lori Barrella - Phone (321) 501-0654
 Prestige Property Management
 PO Box 507
 Cape Canaveral, FL 32920