

Harbor Isles Condominium Association  
c/o: Prestige Property Management  
PO Box 507 Cape Canaveral, FL 32920  
(321) 501-0654

Board of Directors  
Meeting Minutes  
held  
Tuesday, October 30, 2018

This Meeting was called to order at 4:00 p.m.

A quorum was established with 5 of 5 Directors present.

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

Member Comments on the agenda: None

Rose motioned to waive the reading of the minutes from the previous meeting , Sheila 2<sup>nd</sup>  
All were in favor and the minutes were approved.

Shay reported that she has not yet received the bid from Aerotec for the remaining river building's screen enclosure project. She also reported that Hugh has started working on treating and painting the rusted fasteners and showed the Board before and after photos. Rose asked how much money we had left in that line item. Lori let her know that after paying Hugh for the last of the shutters to be put back up we would have approximately \$44,800 left which is right about the amount we anticipate we will need to finish this project. Sheila then explained to the owners present that we won a lawsuit in the amount of approximately \$123,000 after the last company did not honor their warranty and these were the funds being used for this project.

Old Business:

- a. Screen Enclosures Update: As explained above in reports
- b. Windows for landings of the River Buildings: Lee motioned to accept the bid from Lighthouse Windows in the amount of \$8,876.25 Sheila 2<sup>nd</sup> and all were in favor and the motion passed.
- c. Elevator Modernization: Lori reported that the bids are in to Daigle and he is working on them to get them over to us. There was some discussion on what would be done for owners once they start modernization and take the elevators out of service. The Board reported that they would give the owners plenty of notice for arrangements to be made but that it is not the Associations responsibility.

- d. Concrete Repairs on bldg. 8: Shay updated everyone on the progress meeting with Smithbuilt. There was some discussion on what exactly “spalling” is and Lori explained to everyone.

New Business:

- a. Review of Proposed 2019 Budget-discussion of line items/reserve funding  
Possible decision to put to owners partial reserve funding-  
John read all the “highlights” and explained to owners why we do not fully fund our reserves at 100% and the reason is it would cause the monthly dues to go up substantially. John read all totals in the line items. When the rock and sod line item came up it was discussed if we had enough money to do the lake buildings as well as Bldg. 11 with the \$4,000 we have left over on this years budget. It was discussed whether or not the Board should wait for a more precise budget but John explained he knew this money would still be left over.  
John motioned to accept the proposed 2019 budget as proposed and to put it to a vote of the membership to partially fund the reserves, Lee 2<sup>nd</sup>. All were in favor and the motion passed.  
Lee motioned to approve the GreenLeaf bid for the rear of the lake buildings after making sure that Bldg. 4 in the bid was actually Bldg. 11 in the amount of \$3,913.75. Paulette 2<sup>nd</sup>. All were in favor and the motion passed.

Next Board Meeting Date: November 19, 2018 6:30 p.m. Budget Adoption Meeting  
Next Meeting Date: Annual Meeting November 19,2018 7:30 p.m.

With no further Business to come before the Board, Rose motioned to adjourn the meeting at 5:20 p.m.