

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  
Thursday, September 6, 2018

This Meeting was called to order at 4:04 p.m.

A quorum was established with 4 of 5 Directors present. Rose was present via telephone and Lee was excused.

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

Member Comments on the agenda:

Ms. DeWeil of 1132 wanted to know if management inspected the concrete “spalling” in front of her unit. Lori explained that yes, they did take a look at it and they found corner bead rust on the walls and no evidence of walkway “spalling” however the unit owner is insisting there is spalling in the walkway. Lori will re-inspect this area and be sure to have the concrete contractors that they have coming out for bids also inspect the area. Ms. DeWeil also wanted to know what we were doing about the snake issue at her building and cautioned that buildings could be shut condemned if it got out of hand. Lori assured her that maintenance would put out Snake Away and fill in any holes they found around the building, specifically at unit 1112 where Ms. DeWeil said they were invading the trim in the front of the unit. She also wanted to know if the algae in the lakes had been treated and Lori assured her that the vendor was out almost immediately after she notified them as they were already aware of the issue.

Mary Smythe asked if the Social Committee could post signs on the doors when they have their functions to alert other members that the clubhouse and kitchen is reserved for them. Lori will make us some signs, have them laminated and give them to her for that use.

John motioned to waive the reading of the minutes from the meeting held August 30, 2018. Sheila 2<sup>nd</sup> with corrections to the spelling of her name. All were in favor and the minutes were approved.

Shay reported that the screen enclosure replacements were moving along swiftly, and the entire job should be complete in the next 10 days. Inspection to all the units will be then be done to make up any punch-list items there may be. Inspections to the river buildings would be done in the next 2 weeks to compile the list of units that needed replacement for those buildings.

Old Business:

- a. Screen Enclosures Update: As above
- b. Elevator Modernization Update: Tabled
- c. Bldg. 8 Walkways Update: Tabled
- d. Pool Maintenance Bids: Tabled
- e. Landscape Bids- The Board had a chance to review all the bids received for landscaping services. After a brief discussion, Paulette motioned to accept the bid submitted by Green Leaf Landscaping, Option 1 for 4.5 hours of trimming service per visit and to include fertilization and lawn pest service for an annual rate of \$35,550.00 or \$2962.50 per month, not including any optional services. Rose 2<sup>nd</sup> and wanted to include that there would be a one time "clean up fee" charged since no trimming or weeding has been done in over 5 weeks. We estimate the cost to be somewhere between \$1200 and \$1500 dollars for this. With no further discussion, a call for a vote was made. All were in favor and the motion passed.

Paulette announced that the new cushions were delivered early and that the pool furniture was picked up and should be ready in a week.

New Business: None

Next Board Meeting Date: TBD

Workshop Meeting Date: TBD

With no further Business to come before the Board, Shelia motioned to adjourn the meeting at 4:35 p.m.