

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

Board of Directors
Meeting Minutes
Monday, December 8, 2014

This meeting was called to order at 7:14 p.m.

A quorum was established with 5 of 5 Directors present.

Proof of Notice: on file

Richard Njus motioned to waive the reading of the minutes from the Organizational and Board Meeting held November 17, 2014. John Lindsey 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officers and Agents:

Treasurer's Report: John Lindsey read the balance sheet. John then motioned to present to the members an amendment to change the current calendar year of October 1 through September 30th to a fiscal year of January 1st through December 31st. Lee Hoyt 2nd. There was discussion that the last time this was put to the owners it only failed by approximately 12 votes. With no further discussion a call for a vote was made. All were in favor and the motion passed. John then informed the Board that there were restrictions in the Governing Documents that over-ride the Florida Statutes, in that, it waives the association right to collect from the banks the 1% or 12 months of past due assessments that is typical in other documents. John motioned to put this amendment to the owners as well, with the attorney of record to write the required verbiage. Joe Sinnott 2nd. No further discussion. All were in favor and the motion passed. Lee asked when the Special Members meeting might take place and Lori informed them she needed 14 days in advance to notice the meeting.

Presidents Report: Richard would like to schedule a "workshop" date so that the Board can discuss their desires, goals and plans for 2015. It was agreed that the Board would meet on Thursday, January 8th at 3:30 p.m. Lori will post notice at least 48 hours in advance.

Managers Report: Lori informed the Board that new signatures would be required for the bank accounts since the Board of Directors changed. John Lindsey motioned to have Richard Njus, Paulette Scherer, John Lindsey, Lilyann Hoyt and manager Lorraine Barrella authority to sign checks for the association. Lee 2nd. All were in favor and the motion passed.

The carpet and tile in the clubhouse and the tile at the entrance of the 3 river buildings will be cleaned on December 17th.

Lori did not receive any agreement from owners with 2 garages that they would like to rent the 2nd garage to the association. She will contact the owner of the garage they rent now to request another lease.

Lori then received a request from the bank that took the title for unit 823 to waive the late fee from the December assessment. Lori explained that even though the bank pointed out that they were not responsible for any past assessments or the 1% (which was subsequently affirmed by the associations' attorney) they did in fact submit a check in excess of \$3,000.00. With this knowledge, Lori suggested the Board waive the fee. Joe Sinnott motioned to waive the fee. John Lindsey 2nd. All were in favor and the motion passed.

Old Business:

Update on Warranty repairs: Lori informed the Board that after contact from Chematics that they would "help get the lab report" she has not have any further communication from them. She is contacting the attorney to again ask that they move forward with hiring an outside firm to make the necessary repairs and file a claim against Chematics for reimbursement and damages.

New Business:

Maintenance Person Compensation: Joe Sinnott motioned to give the maintenance person, Hugh Young, a \$2.00 per hour increase in his hourly rate to begin on his pay period starting January 5, 2015. Paulette Scherer 2nd. There was discussion relating to the reasoning of the increase and John Lindsey reminded the Board that this amount was not allocated in the current budget. There was discussion relating to taxes and the fact that Hugh saves the association a great amount of money with his degree of knowledge of a multitude of repairs from plumbing to electrical to landscaping, to name a few. After discussion a call for a vote was made: Joe Sinnott – yes, Lee Hoyt – yes, Richard Njus – yes, John Lindsey – no, Paulette Scherer – yes. Motion carried by majority. This was followed by a discussion of what vacation/sick days he would be given. Since there was no employee agreement on file, Lori will be drawing one up and it is to include the following: 6 paid Holiday's that include New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day. He will also be given 10 days of paid vacation and 5 sick days per year, to be used in a minimum of 4 or 8 hour increments. Holiday, vacation and sick days do not transfer to the following year nor are they paid unless used. Hugh will also agree to keep his hygiene in check and to be in clean and acceptable work cloths as he is a direct reflection of the association, both on and off the premises.

Re-affirmation of Rules & Regulations: Richard suggested that the Board review the set of rules & regulations submitted by John, which was a compilation of the rules listed in the Directory, and discuss this at the workshop on the 8th. Lee asked if perhaps the words "Rules & Regulations" could be added to the cover of the Directory. John agreed as did the rest of the Board. Lori will contact Dale from Harbor Isles 2 to see if this could be accomplished.

Next Meeting Date: Workshop - Thursday, January 8th, 3:30 p.m.
Board Meeting – Monday, January 12, 7:00 p.m.

With no further Business to come before the Board, John Lindsey called for adjournment at 8:18 p.m.