



Board Of Director's Report

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

A list of the projects include:

1. Phase Two of the screen enclosure replacement is underway on the river buildings. A few of the screen enclosures from Phase One need adjustment and that will be completed during this time also.
2. Garage doors suffering from our salty climate are being repainted. The project started with the worst doors on the garages to the east of building 580. The condo association will paint the garage doors that are peeling and rusting. The condo home owner is responsible for replacement of the garage door and/or it's parts, if needed.
3. A Noise Protocol and guideline was passed by the BOD.
4. Storm Door Protocol - Revision of the storm door protocol was passed during the March meeting. There had been confusion with the existing protocol so clarification was needed. All storm doors need to be approved in writing before installation. The only storm door approved is white with a bottom kick plate and glass windows in which the top half slides down to reveal screening stored in a cassette in the top of the door. Any other doors presently installed that do not meet this protocol will be grandfathered in until such time as the door needs to be replaced. Then the approved storm door will be the only one allowed.
5. Continuation of the elevator modernization project with bids being reviewed and discussion continuing.
6. The north tennis court was resurfaced and repainted to repair deteriorated areas and cracks.
7. Culvert Repair - The culvert between Lake Walden and the retention pond is scheduled to be repaired. The water level needs to decrease before the work begins. The only expected disruption to the traffic pattern is closing of the area to the south of the building 540 garages, not the main thoroughfare.
8. Bids are being accepted for concrete repair on several buildings. The repair bid is expected to be awarded during the April meeting.

AirB&B Issues

The issue of AirBnB rentals is a hot topic with many condo/hoa communities in Florida. The Space Coast Communities Assoc. [SCCA], which is an association that Harbor Isles belongs to, has been tracking and is actively involved in supporting statutes that protect communities. 2019 Florida Legislative Session is in full swing and two {2} bills relating to Short Term Rentals have been filed.

Areas with tourism growth are experiencing ventures with AirBnB transformations in communities. Home sharing is causing rebranding of entire developments to the detriment of the existing homeowners. Their complaints are that there is a revolving stream of tourist neighbors and that "It's spring break all year-round". Often places are damaged and garbage is discarded anywhere. Permanent residents of these communities complain that is not the vibe they want to live in.



Harbor Isles Newsletter



AirBnB continued:

Representatives from Broward and Brevard County have filed bills to provide statutory protection while still allowing associations to regulate short term rentals through your own governing documents.

HB 1129: Public Lodging Establishments and SB 1196: Vacation Rentals define “hosting platform”, require licensing, require such license to be displayed conspicuously to the public, revised the criteria for a public lodging establishment to be classified as a vacation rental, and provides civil penalties among other requirements. Both bills, if passed, will be effective in 2020.

Be assured that your Board of Directors is involved in SCCA and is tracking these issues. Harbor Isles has approved guidelines for the rental/leasing of units and will continue to support the standards that our community has set. To review the leasing rule, refer to your Harbor Isles 2019 Directory/Rules and Regulations page 29 and page 37.

Blast From the Past

This is an article from The Heron, the original Harbor Isles newsletter, from June 1996.

Mildew-Florida’s State Flower

“Some problems-like roof leaks-are the business of the Condo Association. Others are nobody’s business but our own. Mildew in a unit is a problem we have to solve for ourselves. The Association is not involved.

Mildew grows where the air is warm and humid. Florida is part of its native habitat. In Florida, conditions are ideal for mildew in most places most

of the year. Inside our homes the extra humidity from showers and cooking vapors makes the environment particularly favorable for mildew. It should come as no surprise to people that mildew will show up on the same walls in different units. The units have the same floor plans, the same moisture, and the same air flow patterns. To discourage mildew, use your air conditioner or dehumidifier to dry out the inside air. Many good mildew stain removers are on the cleaner’s shelf in the grocery store. Dealing with mildew is just part of living in Florida.”

Dog Walking Issues

There have been complaints of dog owners walking dogs on the building walkways and allowing their pet to deposit their waste in the plantings and mulched areas. Please be a responsible pet owner and walk the dogs away from the buildings, pick up their waste, and deposit it in the dumpster.



Don’t forget about your ability to walk your dog on the beach before 10a and after 5p. Leashes are required. For more information, go to the Cocoa Beach website, cityofcocoabeach.com.

Management Contact Information

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