

Harbor Isles 2 Condominium Association  
c/o: Prestige Property Management  
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Board of Directors  
Meeting Minutes  
held  
Thursday, August 2, 2018

This meeting was called to order at 6:04 p.m.

A quorum was established with 4 of 5 directors present. Judy Montville and James Smith were present by phone. Sean was excused.

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

Recognition of Members Present and their comments on Agenda Items: Joe motioned to move members comments to end of the meeting beginning next meeting. Lynne 2<sup>nd</sup>. All were in favor. New owner, Christine Ferraro stood and introduced herself. Jerry Scholder then had his 3 minutes and brought up some concerns around the property and then left.

Joe motioned to waive the reading of the previous minutes, except for one spelling error. Lynne 2<sup>nd</sup>. All were in favor.

Reports of Officers and Agents:

**Presidents Report:** #1036 owner called with concerns of getting the roof on Bldg. 10 replaced, will speak more to this when we get to old business. Conrad is getting doors painted. Craig is fitting in well in the community. Lenny, Conrad and Craig got the Pier sealed and light posts all painted.

**Vice President:** Tabled

**Treasures Report:** Judy read the highlights of current bank accounts.

**Committees:** Lenny reported on our irrigation status as well as keeping our landscapers on track.

**Management Report:** Shay let everyone know where we were on current and upcoming projects and noted that we will speak in more detail when we get down to old business.

Old Business:

Jim Smith motioned to accept Malcom Daigle bid for elevator phase II & III. Joe 2<sup>nd</sup>. Discussion was had by Judy on increase in cost and start dates. All were in favor. Judy motioned to make this payment from deferred maintenance line item. Lynne 2<sup>nd</sup>. All were in Favor.

Shay gave discussion on update on painting and roof replacement on buildings. Bldg. 10 will be next building to have roof replaced, it was last replaced in 2000. Once all the rotted wood is replaced on bldg. 10 it will be the next to be painted followed by bldg. 9. We have Craig working

on all the wood replacement that he and Lenny can get to on these buildings. Once they finish we will bring the lift back and have Weathershield finish the remaining wood replacement that is too high up for Craig. When we have the lift back out we also get the screens replaced on Bldg. 15 at the owner's expense.

**New Business:**

Jim made motion to accept Existing Structures Engineer contract for culvert. Joe 2<sup>nd</sup>. Judy had discussion on cost and start dates. All were in favor and the motion passed.

The Board discussed the bids offered to correct the swale issue between Bldg. 9 & 10. Joe mentioned that if we do one swale between these buildings we should do all of them. Joe feels that it is not necessary to spend the money right now to do so and the swale project was Tabled. Joe made a motion to affirm the rule that hurricane shutters may be applied directly to SGD as opposed to out at the edge of the screen enclosures. Jim 2<sup>nd</sup>. All were in favor.

Next Meeting Date: TBD

With no further business to come before the Board, Joe motioned to adjourn the meeting at 7:23p.m.