

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

Board of Directors
Budget Adoption Meeting Minutes
held
Thursday, November 15, 2018

This Meeting was called to order at 6:03 p.m.

A quorum was established with 5 of 5 Directors present. Judy was on the phone.

Notice was posted and mailed at least 14 days prior to the Meeting.

Jim motioned to waive the reading of the minutes from 10-31-18. Sean 2nd all were in favor and the minutes were accepted as submitted.

Reports:

Presidents: Joe noted the following:

Building 10 roof and its' garages were almost complete – continue to watch for nails that might be still on the ground -

Mulch to the property was 95% complete (Jim noted that after Thanksgiving the backs of the buildings would be done next – the fronts of the buildings and the common areas were being done now) Joe thanked all the volunteers: Lenny Bross, Ray Miller, Richard Piper, Kurt Meyers with help from Craig the handyman and Conrad our cleaning person, together with Jim Smith and himself, they were able to get this project done in less than a week!

A meeting is scheduled tomorrow with the contractor and the engineer for the culvert project between bldg's 4 & 8 (Jim Smith and Lori Barrella will be present) and we will get a start date on that project after that meeting. Money has been budgeted in the reserves and it is a shared amenity, so Harbor Isles 2 side would be responsible for approximately 44% of the close to \$20,000.00 projected for the total cost.

Elevator bids were received but the consultant only supplied the Board with a short breakdown of the costs. AT this point the total was in the \$400,000.00 range for all the 5 elevators however; it is uncertain if this included the upgrades to the electrical and fire safety systems we know would have to be upgraded for the modernization. Once the consultant gets back to management with a meeting date, notice will be posted for a workshop to better clarify this and other factors of the project. The Board will also be working on options to pay for the project – possible special assessment; using reserve funds and maybe obtaining a loan. Joe wanted to reiterate that the numbers were preliminary and that they will work on the best payment option for the owners. It was noted that doing only one elevator at a time would cost more but that they will be looking at possibly phasing the project.

Vice President's Report: None

Treasurers' Report: None

Manager's Report: None

Sean did want to update everyone that he has talked to 2 other contractors for this project and that one was working with the city now to be sure they include all the requirements for the project.

Old Business: Tabled

New Business: The purpose of this meeting is to review and adopt the 2019 Budget. Since the Board went over nearly each line item at the last meeting and the fact that nothing has changed, they asked the membership if they had any questions; Jerry Scholder asked the following questions: what the tax liability was for Conrad's pay – Lori informed him it was close to \$5,000 per year. Jerry wanted to know why it was so high. Lori could only inform him that with 3 quarters paid for the year they were at approximately \$3200 and there was still one quarter left to pay. Jerry still doesn't agree with the total, so Lori will send him the quarterly tax returns which are compiled by a third-party CPA.

Sean then motioned to adopt the 2019 budget setting the monthly assessment at \$445.00 per unit. Jim 2nd. All were in favor and the motion passed.

Comments from Owners on the agenda items: Joe asked the community if they had any additional comments/questions. Jerry Scholder questioned why the concrete repairs were not being done – Lori explained that they were having a very difficult time getting the proper companies out to make these repairs. Jerry complained that perhaps management and the Board was not doing their job and Lori asked if he would be willing to help find a company, but Jerry declined stating that it was Managements' job to do so. She explained that she is working on it and that we have been able to make some repairs already.

Barbara Moehofer asked what other elevators would need to be done if any had issues like building 10 did and it was relayed that all 5 of them have issues at some time or another however; none so much it seemed than building 10.

Jerry Scholder then asked why attendance was down at the meetings. The Board is not sure they are down since most of the meetings are attended by "snowbirds" and that as evidence, at this evenings meeting there was at least 20 members in the audience. He wanted to know why a survey was not conducted to find this out since it seemed the Board liked to do surveys for everything else. The Board did not think this item required a survey but if Mr. Scholder wanted to conduct one, he was more than able to do so. Rae Montville stated that maybe it was due to the time of the meetings – that they were sometimes early – Joe stated that it was mostly the "workshops" that were at 4 or 5 and that their meetings were usually at 6:00 p.m.

Next Meeting Date: December 7, 2018 – Annual Meeting of the Membership – 7:00 p.m.

With no further Business to come before the Board a motion was made to adjourn the meeting at 6:45 p.m.