

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
Tuesday, April 2, 2019

1. Call to Order: 7:00 p.m.
2. A quorum was established with 3 of 4 Directors present. Paulette was excused.
3. Proof of Notice: Posted at least 48 hours in advance of the meeting.
4. Acknowledgement of Members and their input on the Agenda Items: Please limit your comments to 3 minutes:
 - a. Gail Njus inquired on behalf of her husband, Richard, why the matter of appointing someone to the vacant was tabled at the last meeting and why it was not on the agenda for this meeting. Lori explained that she missed that on the agenda and apologized for this. Gail went on to ask why no communication was given to her husband's request to serve except for an email from management telling him the item was "tabled". There was discussion that included the fact that Richard has a standing engagement on Tuesday evenings and that he requested that perhaps the time could change or maybe the date. Chris Hamilton questioned if the Board was going to appoint anyone to the seat to avoid any "ties" that might occur due to the even number of Directors currently sitting. Members asked if the meeting or date could change and it was noted that meetings have changed dates and times in the past. Barbara Hamilton asked if the Board could vote at this time to change a date or time or perhaps vote to appoint Richard to the Board and Lori explained that since it was not an agenda item, this could not be done however; the Board can call a meeting with a 48 hour notice and that it could be the only agenda item. The Board could also possibly have a workshop to discuss the date and time question.
5. Reading or Waiver of Reading of Previous Minutes: Tabled
6. Reports of Officers, Committees and Agents:
 - a. Treasures report read by John Linsey. John noted that the reserve interest from 2018 would need to be allocated into a reserve line item at the next meeting.
 - b. Social Committee – Mary Smythe announced that notice has been posted for the bye-bye birdie event. There is no fee to attend but residents need to RSVP as attendance at these events is growing but there is a limit in the amount of people you can have in the clubhouse. They had to turn away members due to reaching limits at another event.
 - c. Management: Lori reported the following – the pools will no longer be covered and the pools will be open from dawn until dusk; grass cutting will now go back to once per week service; with the lift on site for some repairs, trees are being trimmed; The screen enclosure install is complete and Aerotec need only to fabricate 2 door openers at which time Lori and Shay will schedule a meeting to inspect all the units and make a punch list if needed; Hugh should be finished completing the hurricane shutter install on building 4 then he will move to building 8 which has 3 shutters to

be re-installed; Hugh is also trimming the mangroves during the evening hours and on the weekend. Lori also wanted to report that Paulette was working on a list of cushions that need to be replaced at the pool areas and she should have something soon. In the meantime, Lori asked that any owner who found a chair with a damaged or ripped sling to be alert her office or Hugh so they can remove it.

7. Old Business:

- a. Garage Door Painting Update: Dave Russo reported that all but one door on the east side of garage 8 was complete and that he has started on the west facing side with has 11 doors that need to be painted. Lori will do a cost analysis once all the work is complete. Dave will be heading up north soon and when he returns, we will consider at that time if he should continue to paint the doors based on the cost factor.
- b. Concrete Repairs Bid/Possible Award of Same: The Board reviewed bids for various repairs to the buildings, most notable to the walkway at Bldg 8. Rose motioned to accept the bid from Zigmund Builders in the amount of \$7,488.00. Shelia 2nd. There was discussion regarding what exactly the areas were and how the corner beads would be installed. A call for a vote was made. All were in favor and the motion passed.
- c. Elevator Update: Lori informed the Board that she has sent the consultant a demand for more information regarding the costs associated with the project and to detail the components involved with the modernization. And more importantly what the costs will be for “work by others” that was missing from one of the bids. A meeting is trying to be scheduled now for the Board to receive that information.
- d. Screen Enclosures Update: As above in management report.

8. New Business

- a. Noise Rule Review: It came to light that the rule now does not permit the Association to compete needed tasks on the weekends and does not allow Hugh to cut the mangroves on Sunday's, which he usually does on weekends to finish the job in a timely manner. After much discussion, the Board determined that the rule will stand as it is and that the repairs the association are making are emergency repairs as they are repairing active leaks into residents' units and to maximize the use of the high reach required to make these repairs but that Hugh will have to work after hours or on Saturday's only at the complex.
- b. Shelia informed the Members that Paulette received a letter from the residents who do pool exercise in the mornings regarding the pool fence netting that was put up inadvertently a month ago due to a misunderstanding and then was removed. Her response is attached.

9. Next Board Meeting Date: TBD

10. With not further Business to come before the Board Rose motioned to adjourn the meeting at 8:10 p.m.