

**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, February 5, 2019
7:00 p.m.

This meeting was called to order at 7:00 pm.

A quorum was established with all 4 Directors present.

Notice was posted at least 48 hours in advance.

Rose motioned to waive the reading of the previous meeting minutes. Sheila 2nd. All were in favor and the minutes were approved as submitted.

Rose motioned to waive the reading of the previous workshop minutes. Sheila 2nd. John opposed and the minutes were accepted as submitted by majority vote.

Reports: John Lindsey read the financial report.

Lori reported that the CPA will be doing an audit this year for 2018.

Lori also reported that the Harbor Isles II Board approved a pickleball clinic.

Old Business:

Garage Door Painting-There was discussion back and forth regarding having volunteers or employees paint versus having a professional come in and paint. Lori let everyone know that having it done professionally would cost approximately \$325/door and that they only do a 2 step process as opposed to a 4 step process needed. Owner, Ron Bruckman, suggested to the Board that they get bids for bulk replacement instead of painting the doors. There was more discussion between the Board and the members that this is only painting and that an owner, Dave Russo, will be the one to paint in the required 4 step process. *Note: At the meeting held on March 5, 2019, Mr. Bruckman stated that it was not he who suggested switching to fiberglass doors.*

Paulette motioned to have Dave start painting the doors on Bldg. 8 garages. Sheila 2nd but noted this would be at \$100.00 per door + materials and that after this set was done she wanted to know how much it cost for this set of doors. There was discussion regarding start date which was undecided. A call for a vote was made. Rose – yes, Paulette - yes, Shelia – yes, John was opposed and the motion passed by majority.

Noise Policy Review/Adoption of Same-Sheila read the Noise Policy aloud. Rose motioned to accept the policy as attached. Sheila 2nd. All were in favor and the policy was adopted.

Tennis Court Repair Bids/Award of Same- Shay let the Board know that she contacted all the companies who bid to see if the fence needed to come down and if so,

was it included in the bid. All companies said the fence was included. John motioned to accept the bid from Ace courts for the refurbish price of \$3,675.00. Rose 2nd. Sheila - opposed. Paulette was in favor, Rose was in favor, John was in favor. The motion passed by majority.

Culvert Update-Lori reported that the new company hired by Harbor Isles II will be picking up the permit on Wednesday, February 6. They would then contact management with a start date once the lake water level receded.

Elevator Update-Lori reported that we are at a standstill until Malcolm Daigle replies. Association attorney says we have a contract with Thyssenkrupp until December of 2020. Malcolm claims that we can get out of the contract due to negligence.

Screen Enclosure Bid/Award of Same: Sheila motioned to accept Aerotec's bid for screen enclosures and Hugh's bid for shutter removal. Rose 2nd. All were in favor and both bids were accepted as presented. Some discussion from owners included a letter written by owner Thomas Hart and read by owner Sarah Hart in unit 844. Letter attached.

New Business:

Cleaning Bids/Award of Same: Rose motioned to accept USA Cleaning bid. Paulette 2nd. All were in favor and the bid was accepted as presented. They will start this week. Lori will be sure to have keys available and to get them the checklist to work from. It was noted by John that he would prefer to have an individual do the cleaning to keep the costs down since this contract was more than double what was budgeted for in the 2019 budget. Lori explained that with only a week to find someone, vetting was an issue. She mentioned that if one of the Board Members wanted to take on this project, it could take them a month or longer to find and vet out someone. John just wanted it noted that it was way out of line with the budget.

Next Meeting Date Scheduled for 3/5/19

With no further business to discuss Paulette adjourned the meeting at 9:04pm.

February 5, 2019

TO: HARBOR ISLES CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS

I think we have missed the source of the issue about warped balcony rails. Declaring that the warping was unavoidable because of the unevenness of the balcony floor is just not so. The balcony floor is not supposed to be level. It should slope slightly from the sides toward the center and from the back wall to the outside so as to carry blown rain water away from the side walls and the glass "walls" of the sliding doors of the balcony. To be succinct, the source of our warped balcony rails is poor, amateur workmanship, poor planning and supervision by the contractor, and poor oversight by those accepting the work. Simple.

In this case, the workers, and presumably their supervisor, did not know what to do when installing the railing on a sloping or uneven floor - which alludes to the apparent lack of understanding of the job or wrongdoing by the contractor. It appears the workers used lag bolts to pull and warp the rail sections down to the floor, transferring the unevenness of the balcony floor to an ugly, eye level distortion of the balcony rails. What should have been done was to install the rail sections with the top rail even and level across the balcony, and then shim and anchor the bottom rail as needed, leaving the unevenness, and the drainage of rain water, at the floor level.

So, all of this begs the question, what will the condominium association do about this obvious poor workmanship? Again, it is not an issue of the balcony floor being unlevel; it should have been expected to be unlevel. The fact is the contractor did not compensate and design for what should have been an expected unlevelness of the balcony floor, and someone, presumably a condominium association representative, accepted the substandard work. Now how do we make amends for this unsightly workmanship and fix the problem?

Thomas Hart, Col, USAF (ret)
Harbor Isles Unit #844