

**HARBOR ISLES II CONDOMINIUM ASSOCIATION**  
**C/O: PRESTIGE PROPERTY MANAGEMENT**  
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BOARD OF DIRECTORS  
MEETING MINUTES  
HELD  
Thursday, March 21, 2019

This Meeting was called to order at 6:02 p.m.

A quorum was established with Jim Smith, Judy Montville, Lynne Jeager being present and Joe Demers by phone. Sean was excused.

Jim motioned to waive the reading of the minutes of the previous Board Meeting. Lynne 2<sup>nd</sup>. All were in favor and the minutes were accepted as submitted.

Reports from Officers, Committees Agents:

Judy read the 2018 end of the year report and explained to the members why we were slightly over budget, I.E. Pest Control and Lawn Care went up in price. Shared Amenities had some extra money spent on new Clubhouse windows and new pool cushions for the pools. Owner, Karen Stacey, asked for Deferred Maintenance line item to be defined. Judy explained to her that this line item has 7 “buckets” that are funded such as roof, pavement and paint. Owner Jerry Schafer asked how much money was in the pavement bucket and Jim Smith explained that it is a moot point at this time as all of these “buckets” will be having money pulled from them to help with elevator modification project. Jerry Schafer then asked how long our CD’s were good for and Judy read them all and answered between 12-15 months. Lenny then updated everyone about the new cupolas. He explained that US Lawns fixed the downspouts and the border behind Bldg. 15 on their own dime after hitting it with the mowers. They were also able to find the broken irrigation valve at the front entrance and replace that.

Old Business:

- a. Screen Repairs/Wood Replacement Update: Shay updated the members that Weathershield doing the screen repairs will be ready to get this work within 3-4 weeks. We will be ordering a lift at that time and while it is on-site we will complete the remaining wood replacement on the tops of the buildings that were unable to be reached with a ladder.
- b. Culvert Update: Shay updated the members that we are waiting for the water level to go down and once it does the work will begin.
- c. Gutter Bids/Award of Same: Jim motioned to accept the Weathershield bid in the amount of \$20,628.00. Lynne. 2<sup>nd</sup>. All were in favor and the motion passed.
- d. Swale Bid/Award of Same-TABLED
- e. Painting of Bldgs. 9 & 10 Bids/Award of Same: Jim motioned to accept Tech Systems bid in the amount of \$55,224.00. Judy 2<sup>nd</sup>. All were in favor and the motion passed.

There was discussion regarding the bid for Bldg. 5 painting and it was decided we would discuss this at our next workshop.

- f. Elevator Consultant Update: Jim briefed the members that Daigle the consultant has not been in contact with us. He explained that we are waiting on the “work by others” part of the bids. He let everyone know that if Daigle doesn’t start responding we will be seeking advice from our attorney.

New Business: NONE

Acknowledgement of Members and their input on the Agenda Items: Owner, Randy Lightbody, asked how we go about choosing our CD’s and where to put them. Judy explained that we have them staggered in different months so we can make sure to get the best rate at that time.

Next Workshop Date: April 11, 2019

Next Meeting Date: April 18,2019 @ 6pm

With no further business to come before the Board, Jim motioned to adjourn the meeting at 6:41pm.