

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

Meeting Minutes  
held

Wednesday, November 13, 2019

Lynne Jaeger called this meeting to order at 6:35 p.m.

A quorum was established with 5 of 5 members, Judy was present by phone.

Proof of notice was posted and mailed out at least 14 days in advance.

Jim motioned to waive the reading of the previous minutes from the meeting held on September 12, 2019 and the meeting held October 1, 2019. Sean 2<sup>nd</sup>. All were in favor and the minutes were accepted as submitted.

Reports of Officers, Committees and Agents: Judy read aloud the Treasurers report informing the members that the budget for 2019 is on target. Judy than explained that the Florida Statute allows for Associations to waive the full audit for 3 years. Harbor Isles II had a full audit in 2015 and, due to the elevator modification project coming up, had another performed again for FY 2018. Judy also let the members know that a full audit cost approximately \$5,000.00 - \$6,000.00. Judy motioned to put to a vote of the members to waive the full audit for 2019 and instead prepare a compilation. Sean 2<sup>nd</sup>. All were in favor and the motion passed. Judy continued the Treasurer's report by informing everyone that Harbor Isles II had 2 CD's mature at Sunrise Bank, one in October and a second one in November. Both were rolled over into "Choice" CD's. These CD's will earn 2% APY and allow unlimited deposits as well as one withdraw per month. These CD's will be used to pay for the elevator modernization project with assessment monies being deposited into them and withdraws to pay the elevator company.

The Board then agreed that all payments to Harbor Isles for shared amenities reconciliations will come out of Reserves instead of the Operating budget.

Old Business:

- a. Concrete Repair Bldg. 9 & 10: Jim motioned to award the proposal from IE Construction in the amount of \$41,230.00. Lynne Jaeger 2<sup>nd</sup>. There was discussion from Sean to the members that we have been working on this project for years and this conclusion for units needing work came from a Structural Engineer Report performed. All were in favor and the motion passed.

- b. Elevator Modernization Update: Lori briefly updated the members that there will be a meeting with the consultant and Premier elevator company next week to go over the details of the project and to sign all the contracts.

New Business:

- a. Budget Review for 2020: There was brief discussion from Judy to the members that unfortunately some things such as electric, garbage and water cannot be controlled. The things we can control such as lawn company, pest control and such when come time to re-new we will go to bid to get the very best price in order to keep our dues low. The dues for Harbor Isles II have not been raised in 5 years. Jim motioned to send out the proposed budget to the members for final review. Sean 2<sup>nd</sup>. All were in favor and the motion passed.

- b. 2020 Projects Discussion: The 2020 project will be the elevator modernization, concrete repairs and the painting of Bldg. 9 & 10. Harbor Isles is getting bids to have the main pool resurfaced but that is a shared amenity and has already been budgeted for.

- c. Consideration of possible amendment to the By-Laws- RE: annual meeting date: Sean motioned to put a vote to owners to amend the By-Laws to have the Annual Meeting held in November or December on a date and time decided by the Board of Directors. Jim 2<sup>nd</sup>. All were in favor and the motioned passed.

Acknowledgement of Members and their input on the Agenda Items: An owner asked how long each elevator would take and a start date. Lori informed her that each elevator should take between 3-4 weeks and we will have a better idea of a start date after the meeting next week but we are targeting May 1, 2020 for the start date. Rea Montville asked we have any more information regarding the damaged garage at Bldg. 10 and management informed him that a police report has been filed but that we no additional information on who may have hit the door. Ray Miller asked if when concrete repairs start will he need to have his hurricane shutters removed to which Lori responded that we are unsure at this time. The contractor and management will be meeting to go over details now that the contract has been awarded.

Next Meeting Date: Annual Meeting - Saturday, December 7, 2019 at 7:30 p.m.

With no further business to come before the Board Joe adjourned the meeting at 7:25 p.m.