

Harbor Isles II Condominium Association

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

Board of Directors
Meeting Minutes
held
Thursday, October 21, 2021

This meeting was held by Zoom Meeting platform and in person.
Zoom Meeting Link: <https://us02web.zoom.us/j/86151490931>

This Meeting was called to order at 5:06 p.m.

A quorum was established with 4 of 4 Directors present, all by zoom video conference platform.

Notice was posted in accordance with the Florida Statute.

Jim Smith motioned to waive the reading of the previous meeting minutes. Sean 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officers, Committees and Agents: None

Old Business:

- a. Concrete Repair Bldg. 12 & 14 – Lori informed the Board that she has a meeting with Invicita on Tuesday, the 26th of October. The work is scheduled to begin sometime in November and this will be decided upon at that meeting.
- b. Painting to Bldg 12 & 14 – Lori confirmed with Tech Systems that they can start the project in mid-December, after the concrete work has been completed.
- c. Screen Enclosures – The Board formalized protocol for repairing or replacing screen enclosures, attached. Jim motioned to adopt the guidelines and procedures as submitted. Judy 2nd. All were in favor and the guidelines were adopted.
- d. Review Proposed 2022 Budget: Judy outlined the multiple areas that the Association had increases in 2021, most notably in insurance and utilities fees. There was discussion relating to the current rate of inflation in the United States at being above 5%, which is right in line with the increase of the proposed monthly budget amount of \$490.00 per unit. There was also general discussion of a budget shortfall for 2021 and what remedy there might be for that. Lori explained that say you were \$20,000 over budget in December – the Board *could* levy a special assessment for that budget shortfall. This is not an option the Board would like to take. As such, Sean motioned to send to the membership the proposed budget listing the monthly assessment at \$490.00, prior to the Board

adopting same. Jim 2nd. All were in favor. It was noted that \$107.00 of that amount is allocated to reserves. Judy also would like it noted that for all the amenities and property there is at Harbor Isles, most other condo's with less pay more per month and that even with this increase (which affects the Board Members as well) the dues are still comparable to other condominiums in the area.

New Business:

Jim would like to have Lori obtain bids for rock to the fronts of the building as this has been put on hold for a number of years now. Sean would like to be put on record as not being in favor of spending any funds as we are already over budget. Jim just wanted to get an idea of what the cost would be. There was a unit owner who mentioned they could finance the project and it might be something for the Board to consider.

Acknowledgement of Members and their input on the Agenda Items:

Kathleen Smith thanked the Board for all the hard work they did on the budget.

Next Board Meeting:

Budget Adoption Meeting November 18, 2021 at 5:00 p.m.

Annual Meeting December 7, 2021 5:30 p.m.

With no further Business to come before the Board, Jim motioned to adjourn the meeting at 5:41 p.m.