

Harbor Isles I Condominium Association

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

Board of Directors
Meeting Minutes
held
Thursday, March 10, 2022

This meeting was held in the clubhouse and by ZOOM video conference platform using the link:
<https://us02web.zoom.us/j/81664199803>

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

A quorum was established with 4 of 4 Directors present. Julie Zink and Michael Branigin in person and Greg LiCalzi and Stephanie Sherby by video.

Notice was posted at least 48 hours in advance of the meeting.

Michael motioned to waive the reading of the minutes from the previous meeting. Julie 2nd. Greg wanted it noted that in the Treasurers report in those minutes, it was stated that there was a deficit in 2020, but there was only a deficit in 2021. All were in favor and the minutes were accepted with this caveat.

Reports of Officers, Committees and Agents:

Lesa Branigin of the Social Committee informed everyone that a Social Event was planned for Thursday, March 24 at 5:00 p.m. with live entertainment. There is a \$5.00 cover fee and she requested that everyone RSVP as soon as possible.

Julie Zink nominated Bob Colwell from unit 823 to serve on the maintenance committee. The Board was in favor of that appointment. Julie would like to schedule a meeting with this committee to delegate duties/projects.

Presidents' Report: None

Treasurers' Report: Greg informed the membership that he and the Board have been working to better diversify the reserve funds and have been able to obtain better rates that they were receiving. While the interest rates are not the best, they are now getting up to .45% up from .05% on a few of them. Greg would like to try and utilize "brick and mortar" banks in favor of "internet only" types, if only for the fact that the internet banks are hard to communicate with and they take a long time to respond on some matters. Greg also said that he and Board will be working on the reserves this year to be sure we are in line with where we need to be however' they will be waiting to see what the new laws concerning building maintenance & reserves will be adopted by the State, following the collapse of the Surf Side Condominiums in Miami Beach in 2021. He reminded everyone that there a deficit in 2021 of between \$26,000 and \$27,000, mostly due to insurance and general cost of materials. Again, inflation is currently over 7% when historically, for the past 30 years, it never went above 2%. There was a question from a member asking why the association only "partially funds" the reserves and it was noted that this has been the norm for many years and that the members vote on this measure. There was continued discussion about putting funds in an annuity to gain better interest rates, but those type of investments may not be permitted by the State.

Old Business:

Possible Member vote to remove lamp posts behind buildings: Julie motioned to put it to a member vote to remove the lamp posts behind the buildings, along the river and lakes. Michael 2nd. All were in favor and the motion passed. It was determined that these lights do not offer security as the light emitted only cover a small 3 or 5 ft area. They are also a constant maintenance issue and recently it was found that the conduit running underground was full of water, etc. on a few runs.

Possible Appointments to a Compliance Committee: 3 Members of the community have expressed interest in serving on the Committee: Lee Hoyt, Bob Simon & Georgette McWilliams – as such, Julie motioned to appoint them to serve on the committee. Greg 2nd. All were in favor and the measure passed. Stephanie thanked the committee and was happy to have them volunteer in the process of having members stay compliant with the rules and restrictions. Lori will get with the committee in the near future to go over the process.

Elevator Update: Lori is still working with Oracle-Premier and has not released the final payments. They have stepped up their service to the association and have started to send us electronic notifications when service is provided. Lori did report that the recent state inspection found a few minor violations that are being corrected however; one violation was for building 560 – they are stating that the door to the mechanical room was “blocked” by a car parked next to it. We are not sure if it was a big truck, etc., but Lori will do some investigating as the building cannot afford to lose a parking space. Possibly make the space a “compact car” space?

Painting to Bldg's 11, 8 & 2: Lori verified that the painting project will begin on April 4, 2022 at Building 11, weather permitting. She will be re-noticing the members and reminded all present at the meeting that the window hurricane shutter boxes will be painted, and each unit owner will be billed \$50 each as the care and maintenance for the boxes were the unit owner's responsibility.

New Business:

Discussion: Amount of a possible special assessment to cover 2021 budget shortfall : Greg reiterated that due to a budget shortfall for FY 2021, a special assessment would need to be levied as these funds came directly from the operating account, which funds would need to be available to cover costs (such as insurance) in 2022. As such, Greg motioned to levy a special assessment in the amount of \$200.00 per unit. Julie 2nd. All were in favor. It was noted that this would be a one-time assessment. Lori said that a 14 day notice would need to be sent to the membership, then the assessment could be “levied”. The Board should discuss when the assessment would be due and payable by.

Hurricane Shutter Guideline Affirmation and adoption of new product: Julie motioned to allow the use of screening such as “armor screen” or the like to be permitted to be installed only on patios and/or balconies. The Screen color may be white or charcoal only. Any housing component must be white in color. Michael 2nd. All were in favor and the motion passed.

Discussion re: leasing/building/purchasing a Garage for Maintenance: Tabled. It was noted that the current garage we use for maintenance is owned by a unit owner, we only rent it. Should that owner decide to sell the unit, we run risk of losing garage. This is on agenda for future planning.

INFORMATION ITEMS: Julie wanted to let the members know that they can contact the Fire Department and have a “knox box” installed at their front door, free of charge. These boxes are secured to the doors for resident with physical limitation and or special medical need that may limit their ability to unlock a door in case of emergency. This program eliminates the need to “force” entry into the unit, which is typically by breaking in the door.

Julie then wanted to “highly suggest” that unit owners replace their hot water heater every 10 years, to avoid “ruptures” or leaks, especially on floors 2 and above which run the risk of damaging units below them.

Julie also wanted to remind everyone that elevator pads are REQUIRED when moving in or out or moving various items in or out of the unit. She also wanted everyone reminded that “all” modifications inside the unit are to be pre-approved.

Julie then informed the members that recently there was an extremely high-water bill. Lori sent out a notice asking folks to check for any “ghost flushing” toilets, or leaking faucets, etc. Julie was approached by a few

member who said leaking toilets could not use that much water – Julie investigated the matter and found that one ghost flushing toilet could use 2 to 4 thousand gallons of water per month. You can go on-line and search the issue and find more information.

Julie then reminded the members that the property manager, Prestige Property Management, is not an on-site manager. Contractually they are not “required” to be on site, they do it as a courtesy. Additionally, PPM’s hours for “their” business is Monday thru Thursday 10:00 a.m. to 4:00 p.m. and Friday’s 10:00 a.m. to 2:00 p.m. These are NOT Harbor Isles hours as PPM manages more than just this association. Additionally, their after-hours number is not for getting locked out or non-emergencies but for things like elevators being down or major water leaks in units, etc. Lori will send out these reminders to the membership.

Member comments and their input on the Agenda Items: There was a question about “owners” purchasing garages from those that have 2. Lori informed him that this was not permitted as the garages are “deeded” to that specific unit. Renting is also not permitted between owners. Only “The Association” may lease or purchase garages, per the Florida Statutes and the governing documents of the association.

Next Board Meeting: April 21, 2022 – 5:00 p.m.

With no further business to come before the Board, Julie motioned to adjourn the meeting at 6:25 p.m.