

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
Tuesday, March 30, 2021
4:00 p.m.

Due to Covid-19 – this Meeting was held by Zoom Video Platform using link:
<https://us02web.zoom.us/j/86838603477>

This Meeting was called to Order at 4:05 p.m.

A quorum was established with 4 of 4 Directors present. Notice was posted at least 14 days in advance of the Meeting.

Reading or Waiver of Reading of Previous Minutes: Richard Njus motioned to approved the minutes from the meetings held November 16, 2020 (Organizational and Budget Adoption Meetings) and the Board Meeting held December 10, 2020. Jack Guilfoyle 2nd. Greg abstained. Richard, Jack & Julie were in favor and the minutes were accepted as submitted.

Reports of Officers, Committees and Agents:

Presidents' Report: Julie Zink informed the members that Chris Hamilton had submitted his resignation notice due to personal reasons. She wanted to Thank Chris for all the hard work, time and valuable input he gave so generously. At this time, the Board has no plans to fill the vacancy. Julie also announced that Lisa Branigan has agreed to head up the Social Committee now that Mary Smythe has moved. There will be a "gathering" on the 9th, outside of the clubhouse.

Treasurers' Report: Greg LiCalzi reported that everything seemed to be in order with the financials. He would like to work on diversifying the funds to be sure all were FDIC insured as Sunrise Bank for one has quite a bit more than the \$250,000.00 limit. Lori read the balance sheet and reminded all that there was approximately \$155,000.00 remaining in the elevator special assessment line item – and that was approximately \$108,000 remaining to pay, no including the flooring, etc.

Managers' Report: Lori reported that there was a leak into unit 812 from a backed up hot water heater drain line. This was found after confirming that 832 had a leaking HWH. When maintenance sent to clear the line using forced water, for some reason it backed up into unit 813 and 811, although 811 had minor damage and the water was able to be extracted, unit 813 sustained the bulk of water damage. ServePro was called in and Lori filed a claim with our liability insurance since this damage was caused by the Association doing maintenance.

Old Business:

Elevator Modernization Update: Julie reported that the first inspection has been completed by the consultant and work was in progress to complete his punch-list. The flooring will be installed as soon as maintenance could schedule same.

Discussion/review of samples for Clubhouse Kitchen Remodel: Tabled

New Business:

Metal Roof Repairs: The Board reviewed 2 bids to have deteriorated metal roofing to sections of the 630, 580 & 540 buildings. The 3rd bid submitted was for total replacement which the Association was not ready to complete at this time. Julie Zink motioned to accept the bid from Ed Gund Roofing in the amount of \$24,960 which did NOT include the lift or the roof repair to building 580 at the tie in where metal meets shingle. Richard 2nd. All were in favor and the motion was approved. Lori will try to get this scheduled asap.

Hurricane Shutter Box Rule: Julie read the proposed addition to the hurricane shutter box installation guidelines that were adopted in 2007, to include the following: " All new window box hurricane shutters shall have bird deterrent spikes installed. These spikes shall be the unit owners' responsibility to maintain and to remove and replace during any time the Association requires access to any area surrounding the spikes for repair or painting to the building." Julie motioned to adopt the rule as written. Richard 2nd. All were in favor and the rule was adopted.

No Smoking Rule: Julie motioned to add the pool decks to the no smoking rule that was adopted in 2016. Richard 2nd. All were in favor and the motioned passed. Lori will purchase small signs for the pools.

Landscaping update: Julie informed the Board that the landscapers were doing an ok job but that she constantly had to keep on them. She asked Lori not to have the oleanders trimmed along ramp road at this time as they were in full bloom.

Julie then informed the Board that the security system currently in use was antiquated and not very user friendly. Julie instructed Lori to purchase ARLO cameras, which should cost approximately \$400.00.

Acknowledgement of Members and their input on the Agenda Items:

Don Drenguba asked when the flooring would be installed in the elevators. Lori reported that as soon as maintenance could fit it into his schedule, but it should be within the next week or so. He then asked when the pool pump at the kidney pool would be fixed as he was told by the pool tech that it had been over 4 months. Lori will be sure Hugh replaces the pump, as she understood this to already be complete.

Ernie Kessel reported that the hose bid on the north side of unit 1117 was broken, in that, it has jagged metal and is afraid someone will cut their hand. Lori will have this fixed tomorrow.

Next Board Meeting: TBD

With no further Business to come before the Board, Julie motioned to adjourn the meeting at 5:00 p.m.