

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, April 7, 2022

This Meeting was held in person and by ZOOM Video Platform using the link
<https://us02web.zoom.us/j/83500471838>

This Meeting was called to order at 5:10 p.m.

A quorum was established with 5 of 5 Director present. Sean, Bill & Judy by Zoom, Jim and Adrian in person.

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

Jim motioned to waive the reading of the minutes held November 18 & December 7, 2021. Sean 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officers, Committees and Agents: Tabled

Old Business:

Jim reported that we are very close to finalizing the elevator project as Lori is working to finalize the credits we need to have deducted from the final invoice for work the association did to cure some deficiency items.

The painting to building 12 & 14 is complete with only unit 1435 requiring a new screen enclosure to be completed. Lori was told that it would be another 2 to 3 weeks before the enclosure could be installed. There was a comment from a member about possibly not painting the blue trim around the garage surrounds as it is very time intensive. The Board will review this when the next set of buildings require paint.

New Business:

Discussion of 2021 FY Deficit/Determination of Special Assessment for same: Judy read the attached summary regarding the need for a special assessment. This was followed by discussion from the Board with input from the members present. Sean then motioned to levy a special assessment between the amount of \$300 & \$400 per unit for 2021 budget shortfall and the possibility of various items going over budget for 2022 due the fast and high increase rate of inflation for goods and services. Jim 2nd. There was continued discussion regarding the items that might push us over budget in 2022 and they included increase in insurance premiums, cost of materials and increases from service providers for the same reason.

They also discussion allowing those who might need it, the offer to make payments on the assessment once levied. A call for a vote was made. All were in favor and the motion passed unanimously.

Acknowledgement of Members and their input on the Agenda Items:

There was a question as to when the security system contract was to come due and why not get rid of the system to save \$25,000.00 per year. Sean mentioned that it would be late 2022 or early 2023 and that he was going to try and negotiate a price more to \$8.00 per unit per month vs. the \$18.00 we pay now, saving over \$14,000.00 for the year. He also noted that this was an amenity like the pool that maybe not everyone uses but is still kept. Jim asked that perhaps a survey could be sent out to the membership to see how they feel about getting rid of the system.

Next Board Meeting: 4-28-22 (note that the original agenda had 4-26-22 listed, however, there was already something on Lori's calendar for that date.

With no further business to come before the Board, Jim motioned to adjourn the meeting at 6:06 p.m.