

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

Board of Directors
Budget Adoption Meeting Minutes
held

Thursday, November 12, 2020

*Note: this meeting was held by Zoom Video Conference Platform at:

<https://us02web.zoom.us/j/82628883021>

This meeting was called to order at 4:05 p.m.

A quorum was established with 4 of 4 Directors present.

Notice was mailed and posted at least 14 days in advance of the Meeting.

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

Reports of Officers, Committees and Agents:

Presidents' Report: Jim relayed that most of the items happening around the property were discussed at the last meetings but to recap:

Elevator modernization – inspections were completed by the consultant however' no formal report has been received by the Association. It should be noted that the consultant has also not approved any payments to Premier to date.

The Pool resurfacing was again pushed back, this time to a questionable late January. Lori contacted the company and questioned why they kept pushing us back, after discussion they have agreed to start the work in December.

Mulch was put down in the fronts of the buildings (Thanks Lenny and Crew!) and Jim would like to see in 2021 the possibility of putting the red stone down, and budget permitting, possibly doing one building at a time.

2021 will also be dedicated to concrete repair as well.

Signs are on order for the water shut offs and Sean would like to see them also placed at the fire sprinkler shut offs.

There is an ongoing issue with the gutters on building 9 & 10 (shaking/rattling, etc.) and maintenance will take a look at this however; it is likely that this will have to wait until we get a lift out to the property to reach all the areas. Sean reminded everyone that he will be working on getting some fill dirt placed on the South side of #15 so allow a lift easier access behind the building for repairs.

Old Business: None

New Business:

- a. Appointment of Election Committee: Jim Smith motioned to appoint Paula Clarke and Nathalie Patla to the Election Committee. Sean 2nd. All were in favor. Lori will try and find one more person before the Annual Meeting, if not, Lori will certify the signatures.
- b. Review and Adoption of 2021 Budget: Judy recapped some areas where the budget needed to be increased (utilities/insurance, etc) owing the requirement of an increase in the dues by \$10.00 per month. Insurance was a large factor and next year the Board would like to see options on deductibles to hopefully lower the premiums. With no further discussion, Jim Smith motioned to adopt the 2021 Budget setting the monthly assessment at \$465.00 per month. Sean 2nd. All were in favor and the motion passed. Lori will notice the owners with the 2nd notice of the Annual Meeting and will contact Sunrise Bank to order coupons.

Acknowledgement of Members and their input on the Agenda Items:

Carolyn Herz questioned who was cleaning the walkways and Lori explained that since Conrad has been out on medical leave, we were having the maintenance guys try to keep up. Lori has since hired a cleaning crew that will clean each building once per week. The maintenance personnel will continue to hose down each building, once per week. Carolyn would also like to see the Board continue with having Zoom meetings as it really helps those who live out of state be a part of the meetings. Due to Covid, this will definitely continue to take place and probably after all the restrictions have been lifted, which could be another full year. There was general discussion regarding Covid and how folks should be wearing masks, sanitizing and remembering to socially distance from those not in their home. The Association cannot “mandate” that they adhere to the CDC Guidelines, we can only post that the amenities are to be used at their own risk.

Next Board Meeting Date: December 7, 2020 following the Annual Meeting scheduled for 5:30 p.m. that evening.

With no further Business to come before the Board, Jim motioned to adjourn the Meeting at 4:48 p.m.