

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, April 20, 2021
4:00 p.m.

This meeting was held IN PERSON & by Zoom Meeting platform at the following link:
<https://us02web.zoom.us/j/84844436284>

This meeting was called to order at 4:06 p.m.

A quorum was established with 4 of 4 Directors present.

Notice was posted and sent out to the membership at least 48 hours prior to the meeting.

Jack Guilfoyle motioned to waive the reading of the minutes from the meeting held on March 20, 2021. Richard Njus 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officers, Committees and Agents:

Lisa Branigin, new chair for the Social Committee, informed everyone that there have been 2 gatherings, outside, and both were well attended. They plan on re-starting the full calendar of events sometime in the fall, hopefully in September, which would include Bingo and Friday Happy Hour, etc.

Old Business:

- a. Appointment of Vacant Seat on Board of Directors: Julie Zink motioned to appoint Michael Branigin to the vacant seat on the Board of Directors. Richard Njus 2nd. All were in favor and the motion passed. Michael joined the Board for the remainder of the meeting.
- b. Elevator Modernization Update: The final review has been completed by the elevator consultant and Premier now has 2 weeks to complete this punch list. The Board understands the frustration of the owners from the issues we still have with them going down, etc., and we are hopeful that we will have all the issues worked out soon. The elevator flooring was put on hold, but they are now back on the schedule. Maintenance did try to start this project Monday; however, it was raining, and he did not have a place to work without his tools getting wet. He will try again this Thursday.
- c. Discussion/review of samples for Clubhouse Kitchen Remodel: Lori presented to the members the choices for the flooring, the cabinets and granite that was chosen for the kitchen remodel. It was noted that funds have been saved for the past 30 odd years for this replacement and that it was a shared amenity – no special assessment would be required for this project. Julie Zink then motioned to accept the bid submitted by Lowe's with a total project estimated to cost \$18,000.00, and to use reserves for payment of same. Greg LiCalzi 2nd. All were in favor and the motion passed.

New Business:

Wood Replacement – Lori informed the Board that as of April 15, 2021, \$15,743.00 has been spent on wood replacement which included the lift, the materials and labor. It was noted that this line item should receive a hefty allocation for next year's budget as there was still quite a bit of work to be done. The lift will be here one more month.

Julie then wanted to introduce Jim & Maureen Molnar from Building 11 – they have joined with Brevard Zoo to participate in the Oyster Garden Project to help the lagoon. 2 cages have been secured to the pier pilons – they will be raising the cages once a week, on Thursdays, so they can clean them as they were instructed to do. The cages must sit out in the open for 6 to 9 hours. They will put them very close to the edge, so they don't create a tripping hazard. Lori will be posting a notice there that no one should be tampering with them. These oysters are NOT edible, they are growing them around the county so that oyster reefs can be made – oysters in the rivers help clean out toxins, etc., and the Brevard Zoo, together with the Restore the Shore project hope to continue this program yearly.

Acknowledgement of Members and their input on the Agenda Items:

Ron Bruckman questioned if anyone had any information regarding dryer vent cleaning. Julie Zink just had this done in her unit and she will forward the contact to him.

Lisa Branigin asked what was happening to the fountain in Lake Walden -Lori informed her it was broken and they were just waiting for the repair company, from Orlando, to get over here to make the repair.

Greg LiCalzi wanted to thank Lisa Branigin for taking on chairing the Social Committee. She has lots of good ideas and he looks forward to the events in the coming year.

Jeanette Gears asked when the soffit at her unit (631) would be repaired – Lori reminded her that once they were done with wood replacement, they would get to it. It was on the list. Jeanette said that “the man doing the work” said he would get that with a ladder as the lift would not fit behind her building. Lori was unaware they spoke but will reach back out to Dave to be sure he can get this done. There was also an area on Building 7 that could be done by ladder.

Bobbie Hamilton asked if perhaps they could clean the cross walks over the lakes more frequently. Lori explained that they currently do this every 6 weeks – it used to be once per quarter. However it should be noted that they can clean off the bird droppings on a Monday and by Tuesday it would be back. There was no way to stop that from happening....they have tried to put up fishing line to deter the birds but end up actually sitting on the walkway anyway.

Greg LiCalzi asked if perhaps Hugh could clean the trash cans that were on the river side pier. There was general discussion and it was determined that the cans should be removed altogether.

Lee Hoyt questioned why the landscapers seemed to ignore building 7 – they trimmed one portion of the hedges but not all of them. And it seemed to Lee that they haven't trimmed in over 2 months. Lori explained that during the spring and summer, they are on a 4 week rotation – but in the winter, since they only are on the property twice a month, it pushes the trimming back to about 6 weeks or so. It would be longer if they get rained out. She has been contacting them to address certain items they are lacking and they have been responsive. Lori will be sure she meets again with them to be sure they understand that they need to pay closer attention to detail – again.

Next Board Meeting: May 20, 2021 at 4:00 p.m.

With no further Business to come before the Board, Julie motioned to adjourn the meeting at 4:58 p.m.