

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, June 8, 2021

This Meeting was held in the Clubhouse AND by Zoom Video Conference Platform.

Zoom Meeting Link:

<https://us02web.zoom.us/j/81236174699>

This Meeting was called to order at 5:12 p.m.

A quorum was established with 5 of 5 Directors present.

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

Richard Njus motioned to waive the reading of the meeting minutes from 4-20-21. Greg LiCalzi 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officer, Committees and Agents, if any.

Presidents Report: None

Vice Presidents Report: None

Treasurers Report: Greg informed the Members that he and Julie were working with Prestige Property Management to be sure all accounting practices were being followed and implemented per their request and they all were getting up to speed with the process. Greg then motioned to allocate the reserve interest in the amount of \$17,691.34 into the wood reserve line item. Julie 2nd. All were in favor and the motioned passed. Greg then motioned to allocate the \$4244.53 being held in the Reserve Study line item to be moved to wood reserves as well. Julie 2nd. It was noted that reserve studies are not mandatory reports to be done, unlike the 36-month insurance appraisal. All were in favor and the motion passed. It should be noted that a CD begin held at FIB matured and it was rolled over into a 6 month CD earning .45% APY. Greg and Lori are looking into trying to earn better rates and to diversify the funds being held at Sunrise Bank. Greg prefers local banks vs. the big name banks and will be looking into those.

Old Business:

- a. Elevator Modernization Update: Lori informed all that the consultant was working on their final review of the work and that a report should be ready any day with a hopeful full completion date in approximately 1 month. There are still some items on the Association's check list and Lori will hold back funds until all punch list items are completed to the Boards' satisfaction.
- b. Metal Roof Repairs Update: Lori informed the Board that the lift will probably be on site for an additional 2 weeks – hopefully all the material for the upper portions of the buildings will be in. Originally only the vent caps from the trash chutes were to be replaced but upon investigation to the area with the lift, it was found that the bottom of all 3 vents were rusted through and the entire vent would have to be replaced. Bldg 8 upper portion is complete, and they are working on bldg. 11 today. The wood replacement is also finishing up, with only a

few more upper areas to be done. Dave will be working for the next 7 days then will come back periodically to work on the first and second floor areas.

- c. Kitchen Remodel Update: Lori was notified by the cabinet company that the cabinets should be delivered during the first week to 10 days of August. She has already met with Craig (maintenance man) to discuss demo of the kitchen and his plan on floor installation, which he will do once the cabinets are installed.
- d. Use of Clubhouse/COVID Restriction Update: Julie reminded the members that it was determined at the last meeting to not fully re-open the clubhouse until September. She did inform Lori that she may begin taking party reservations but for dates after September 10, to give time for the kitchen remodel to be fully complete and the carpets to be cleaned. Folks may continue to use the exercise room, limiting number of residents to still 2 and the billiards room is being used as is the clubhouse for card playing. It is only for "parties" that will continue not to be held.

New Business:

- e. Water Fountains Usage/Replacement/Removal: At the past meeting/workshop it was also determined that the lap pool fountain would be removed; however, after thought, Julie motioned to remove all 4 of the water fountains and have the walls repaired behind them. Jack Guilfoyle 2nd. Discussion included: residents carry their own water bottles and the fact that they do help spread germs. Greg asked if perhaps a dixie cup type hold could be placed at the sink after the kitchen is remodeled for those who don't carry water bottles, etc. Lori will look into different types. With no further discussion a call for a vote was made: All were in favor and the motion passed.
- f. Unit 812 Broken Hot Water Heater Drain Line: It was explained that the hot water heater drain line that connects multiple "stacks" had a break in the line somewhere under the slab. Lori has a leak detection company coming out tomorrow to "locate" the line and hopefully the break or blockage in unit 812. Julie motioned to approve this emergency repair at any cost to get this project complete. Greg 2nd. It was noted that this event happened in April and the unit owners are still trying to get their units put back together. A call for a vote was made. Richard Njus abstained. All others were in favor and the motion passed. Lori will contact Julie once they find the break, etc.

Acknowledgement of Members and their input on the Agenda:

Unit 1112 wanted to let the Board know that the landscapers continue to blow dirt and grass at her screen enclosure every time they mow. Lori has reached out to US Lawns about this.

213 wanted to let the Board know that once she removed her garbage disposal at the suggestion of a plumber after a back-up occurred (the last of several!) that might help and it has!

1134 asked if the ac vents can be cleaned and after the remodel perhaps the ducts can be cleaned, and an ultraviolet filter can be installed in the return. Lori will look into it. It was also noted that one fan in the exercise room only had one speed. Lori was instructed to replace the fans in both the exercise room and the billiards room.

Next Board Meeting: TBD

With no further business to come before the Board, Julie motioned to adjourn the Meeting at 5:50 p.m.