

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

Meeting Of The Membership  
Meeting Minutes  
Held

Monday, November 15, 2021

This Meeting Was Also Held By Zoom Conference Meeting Platform @  
<https://us02web.zoom.us/j/83175756826>

This Meeting was called to order at 7:06 p.m. by Julie Zink.

A quorum was established with 89 Members present either in person or by proxy.

Notice was posted, mailed or emailed at least 14 days in advance of the Meeting.

Georgette McWilliams motioned to waive the reading of the minutes from the previous Members Meeting held 11-16-20. Linda Jones 2<sup>nd</sup>. All were in favor and the minutes were accepted as submitted.

Reports of Officers/Committees:

Presidents Report: Attached.

Treasurers Report: Greg LiCalzi read the balance sheet and discussed the budget vs. actual to date, noting that there have been many increases this year, most notably insurance and utility cost, not to mention the general cost of goods and services.

Committees: Lesa Branigin reported that the Holiday party was scheduled for December 3, 2021. Volunteers are needed to decorate the clubhouse and the property. Lori will work with committee to be sure they have all they need to accomplish this task.

Old Business: None

New Business: Tally of votes by Members for the following items:

- a. Vote to partially fund the Reserves for FY 2022: With 81 members voting in favor of and 3 against, this measure passed.
- b. Vote to waive the financial reporting for FY 2021 of an audit and instead prepare a compilation: With 80 members voting in favor of and 3 against, this measure passed.

Election Results: NO ELECTION IS REQUIRED AS ONLY 1 PERSON SUBMITTED THEIR INTENTION WITH 3 SEATS AVAILABLE. Therefore, the Board of Directors for 2022 are: Michael Branigin, Greg LiCalzi and Julie Zink.

Member Input: Bill Geiger wanted to thank the Board of Directors for all the hard work they do around the complex and for the work on the budget. He asked if painting the balconies was mandatory and it was explained

that no, only if the unit owner wanted that done and that the cost to paint the walls/ceiling and/or deck was covered by the Association.

John Lindsey wanted to thank Greg for putting together a very well-rounded budget – he asked if perhaps next year they can add a column of “expenses to date”. Lori will be sure that is included and will send John a copy of that report.

Chris Hamilton wanted to know if the Board was aware that the new motor that was installed at the 560 building was refurbished and was there a warranty on it. The Board was not aware of this and will be reaching out to Oracle to inquire of same. He then asked about “self-insuring” to help keep costs down – it was explained that in order to do so, you would have to have or at least fund an account equaling the amount needed to “rebuild” the complex, approximately 50 million dollars and therefore, this would not save any costs.

With no further Business to come before the Membership, Julie Zink motioned to adjourn the meeting at 7:30 p.m.