

Harbor Isles I Condominium Association

c/o: Prestige Property Management
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Board of Directors Meeting Minutes held Tuesday, November 1, 2022

This meeting was held in person and by zoom video platform at the following link:
<https://us02web.zoom.us/j/87839038055>

Prior to the meeting being called to order, Sean Stapf, Vice-President of Harbor Isles II, made a presentation of the results of the reserve study recently completed by both Harbor Isles and Harbor Isles II. Sean presentation will be made to be posted on the website so that owners can view it. Excerpts from the presentation will be included in the meeting packets to be sent to the membership with their budget adoption meeting notice outlining the new reserve schedule and its funding. The Board thanks Sean for all the work he put into not only the presentation but the breakdown of the reserve study as well.

This meeting was called to order at 6:20 p.m.

A quorum was established with 4 of 4 Directors present. Stephanie was present by Zoom.

Notice was posted accordingly to Florida Statute.

Julie motioned to waive the reading of the minutes from the board meeting held 8-4-22. Greg 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officers, Committees and Agents:

1. Presidents' Report; Julie wanted to remind the members that there is limited parking at the association and those units with 2 or more cars should be considerate and: a. use their garages b. if they are parking 2 or more cars outside, to please only use 1 space in front of the building and use the overflow areas for the 2nd vehicle. Please do NOT park over any sidewalk as it blocks the walkway for pedestrians, some using walkers, crutches, etc. It is also recommended that you not back into any space directly in front of any unit -the exhaust causes distress to some owners whose windows might be open.
2. Committees: Julie wanted to thank Lesa Branigin for her past organizing of the social events and they are seeking a volunteer her place, who can oversee monthly parties that are usually held – Julie let the residents know that the committee does have funds available for these parties. The Friday socials have begun again, which will be the 2nd & 4th Fridays of each month – Sharon Stack has agreed to chair the Holiday Party which will be held on December 2, 2022, which supports the local police department for toys for children in the city. Owners are encouraged to bring an unwrapped toy to the event. Notice and postings will be sent to the residents. Finally, Julie informed everyone that we will go back to using a monthly calendar posted in the clubhouse to notice events – Bunco will be held the 2nd Tuesday of each month at 7:00 p.m. and Bingo is held the 4th Tuesday of each month. Julie reminded everyone that pad ARE REQUIRED when using the elevator to move items in and out – there is a form and damage deposit required to be used and owners should get these items to management

at least a week PRIOR to the event – forms can be found on the website and on the file box in front of the office in the clubhouse. Finally, Julie wanted to appoint Georgette McWilliams and new resident Don Reott to the maintenance committee. Greg 2nd. All were in favor and the motion passed. Julie wanted to thank committee members Bob Whittle, Chris Hamilton, Bob & Kathy Colwell, Paul Fahlstrom and Chuck Zink for all the help cleaning up after Hurricane Ian, as well as the many owners who helped at their individual buildings! Things got cleaned up very fast! There were still areas of soffit missing but they could not be reached without a lift – which will be ordered as soon as the property dries out. Lori wanted to let everyone know that Dave Russo was back in town and will be picking up painting doors next week – he will finish building 11, move to building 8 and then head to building 2. After those are done, he will get to individual owners who have requested their door be painted then on to garage doors.

Old Business:

New Business: Review of Preliminary 2023 Budget:

Greg discussed the past year's history of expenditures, and the price increases the Association was presented by various vendors, namely the landscaping contact increased, the pool contact increased, pest control for both the buildings and the landscaping and most importantly the insurance for the property. He reminded the members that 2 special assessments were levied, one for a 2021 deficit and the partial increase in insurance and the 2nd assessment for the increase in the insurance after the appraisal increased the property value from \$23 million to just over \$35 million. He went to explain that had the association kept up with inflation increases only since 2015, the dues would be in the \$800 dollar per month range. He went on to explain that with the current reserve study completed, it showed that funding should be in the \$181.00 per month per unit range AND that there should be a "catch up" amount of almost \$100 per unit pre month- however the Board felt that slowly increasing that amount would be better for the Association since there was already such a large increase in operating and maintenance fees so they are proposing adding \$10 per month for that amount since the Association will be fully funding the reserves in order to be prepared for the new legislation that is to take effect December of 2024. This makes the operating portion of the dues \$499 per month and the reserve portion \$191.00 per month for a total of \$690.00 per month. There was some continued discussion regarding the proposed budget and the new reserve study which added quite a few more components to the reserves and had increased replacement values. As such, Greg motioned to put it to the owners a DRAFT budget for 2023 setting the monthly assessment at \$690.00 per month - \$499 is for O&M with \$191 for reserves. Julie 2nd. All were in favor and the motion passed.

Discussion/ addition to elevator usage rule to include use by owners or contractors for renovations; Julie reminded everyone that the interior cabs were just remodeled and that the current "elevator usage agreement" did not address "remodeling or contractors" using the elevator. As such, Julie motioned to add "and during and renovations or construction by owners or contractors" to the first paragraph of the agreement after "appliances". Michael Branigin 2nd. All were in favor and the motion passed unanimously. There was a question from a member about placing "floor mats" in the elevator and Julie explained that at this time, there wasn't money allocated for that but Lori will get pricing to have on file.

Discuss Amendment for Annual Meeting Date and Time Restriction: Julie explained that currently, the Association "MUST" conduct the annual meeting on the 3rd Monday of November and that it be held at 7:00 p.m. and that only an amendment by the membership can change this. She explained that perhaps it might be better to hold the meeting at a place and time as set by the Board, when it is not so close to the Thanksgiving holiday. Julie motioned to put it to the members this amendment to the By-laws. Greg 2nd. Stephanie questioned if this was a "members vote or just a board vote", Julie explained that it was an "amendment" and therefore it was a "member vote and that if passed this year, it would take effect for next years meeting. With no further discussion a call for a vote was made, all were in favor and the motion passed. Lori will place this referendum on the proxy to be sent to the members.

Review and Accept Engineering Contract for Milestone Inspections: Julie explained that 2 bids were obtained to complete the newly required "milestone" inspection set by the legislation which must be completed by

December of 2024 then it is mandatory to be completed again every 10 years. Julie motioned to accept the bid submitted by Beachside Engineering in the amount of \$17,500.00, using reserve funds as have been set aside for this. Michael 2nd. All were in favor and the motion passed unanimously. Michael asked if there was a deposit and Lori stated there was of approximately 40% and that those funds were in reserves already.

Member comments and their input on the Agenda Items:

Mr. Meyer of unit 222 stated that over the years trees/bushes, etc, have been removed from his building and not been replaced. Julie explained that while were removed due to disease, some might be been removed as they there blocking the rear view of some units – she also explained that budgetary restraints have added to not replacing some larger items. Julie will inspect the building to see if any areas could use some additional trees or bushes and will work on this in the 2023 budget year.

Lee Hoyt mentioned that perhaps it would be a good idea to have a “detailed” explanation for the amendment and Lori will do here best in the over letter.

Next Board Meeting: November 21, 2022 – Budget Adoption - Next Members Meeting: November 21, 2022

With no further business to come before the Board, Julie motioned to adjourn the meeting at 6:55 p.m.