

HARBOR ISLES CONDOMINIUM ASSOCIATION I
C/O: PRESTIGE PROPERTY MANAGEMENT
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BOARD OF DIRECTORS
MEETING MINUTES
HELD
March 2, 2023

This meeting was held by ZOOM Video Platform meeting and in person at the clubhouse.

Zoom Link: <https://us02web.zoom.us/j/88042021440>

This Meeting was called to order at 5:02 p.m.

A quorum was established with 3 of 4 Directors present in person. Stephanie was excused.

Greg motioned to waive the reading and approve the minutes from the Budget Adoption Meeting and the Organizational Meeting both held 11-21-22. Julie 2nd. All were in favor and the minutes were accepted as submitted.

Old Business: None

New Business:

Discussion of Covid Precautions/Guidelines for 2023: Possible adoption of new rules: Michael motioned to end all Covid restrictions in place and to remove the locks from the exercise and billiards room. Greg 2nd. All were in favor and the motion passed. The Board would like Lori to please send out a mass email informing the residents of this AND that they please be courteous when using the room as there is limited space with all the machines in there. There was discussion about discontinuing using ZOOM for meetings and the Board will use discretion on this for future meetings. No formal vote was required for this action.

The Board determined that a Magna Lock should be installed on the south gate of the clubhouse. Lori will place that order.

Discussion of upcoming projects: possible award roofing contract:

Julie Zink motioned to award the roofing project to GUND ROOFING which consists of a total re-roof to: 630 Bldg, 540 Garage, the clubhouse and the kidney pool house roof and to include the valley repairs at 570 Bldg at a price not to exceed \$182,000.00, not including any unforeseen damage to roofing plywood or fascia. Michael 2nd. All were in favor and the motion passed. Lori will contact Gund and see if they will work with us to meet this cost as they were a bit higher on some areas – the average from all vendors came in at \$182,000.00.

Julie asked Lori to revisit the bids for the tennis court resurfacing and not to add pickleball court striping.

Julie then wanted the minutes to reflect that the Board has met with a few insurance agents and have decided to move the accounts over to Brown & Brown Insurance out of Melbourne. They may not be able to lower our premiums immediately but they may have a larger pool of companies to utilize. They are working on possibly lowering the flood policies by having a 3rd party verify the association was NOT in a flood zone, which carries higher premiums but that is to be determined. Julie also thinks it is best to obtain an insurance appraisal each year and not just every 36 months as the Florida Statute mandates. Lori will contact our insurance appraiser and get them on board for this. This was followed by a brief discussion of the new mandates condominiums must adhere to by December 2024 and that Harbor Isles was already meeting these dates. She informed everyone that the Reserve Study that was recently completed was finalized, and a copy was in the office if anyone wanted to review this. She also can send it to any homeowner electronically.

Owner Comments: Mr. Talbot of unit 1147 questioned why the financial reports he requested have not been sent. He was reminded that Lori doesn't send them until they are approved by the Board and that all the financials were made available at the annual meeting in November.

Next Workshop Date: TBD

Next Meeting Date: TBD

With no further business to come before the Board, Michael moved to adjourn the meeting at 5:20 p.m.