

HARBOR ISLES CONDOMINIUM ASSOCIATION I

C/O: PRESTIGE PROPERTY MANAGEMENT

PO Box 507

CAPE CANAVERAL, FL 32920

(321) 501-0654

PRESTIGEOFBREVARD@ATT.NET

BOARD OF DIRECTORS

MEETING MINUTES

HELD

Tuesday, April 11, 2023

*NOTE: PRIOR TO THIS MEETING, AT 4:30 P.M., THE ASSOCIATIONS' NEW INSURANCE AGENT, ANTHONY MORALES WITH BROWN & BROWN INSURANCE, WAS PRESENT TO DISCUSS THE ASSOCIATIONS' INSURANCE RENEWAL PROCESS AND POSSIBLE COVERAGES/POLICY PACKAGES.

This meeting was held by ZOOM Video Platform meeting at the following link:

<https://us02web.zoom.us/j/84574270306> and in person at the clubhouse.

This meeting was called to order at 5:37 p.m.

A quorum of the Board was established with 4 of 4 Directors present.

Greg LiCalzi motioned to approve the minutes of the previous meeting held 3-2-23. Michael Branigin 2nd. All were in favor and the minutes were accepted as submitted.

Reports:

Julie Zink, President, reminded the members that there is an open seat on the Board should anyone wish to submit their name with management to be considered to be appointed to that seat. She went on to inform the members that in the future, any failure to establish a quorum of the Board would result in receivership by the State. Currently there are staggered term limits for the Board, with alternating years of 1- or 2-year terms.

Greg LiCalzi, Treasurer, Thanked Anthony Morales of Brown and Brown insurance for his presentation and the information he provided concerning the insurance renewal package that he and his team were working on. While he could not give "exact figures" on the renewal, he did say that he has been seeing 80 to 100% increases in some cases. He was hopeful to possibly work with Citizens to provide coverage with only a 50% increase from 2022 premium. He was working with the Board and Lori to obtain all information Citizen's was requesting to try and get that coverage bound. The renewal date is April 25. He reported that the 2022 YE Audit was complete and available by request to management. He that that motioned to close an account at an online banking institution (Axos) be closed and the funds moved to a 6 month CD at Sunrise Bank. Julie 2nd. All were in favor and the motion passed. He reminded everyone that the reserve study conducted in 2022 found that the Association was underfunded and that while they added \$10.00 per unit per month to make up for this deficit, they would most likely have to add \$35.00 per unit next year to be "fully funded" per the study. There was continued discussion regarding the new requirements by the State for milestone inspections and structural reserve studies that are mandated to be completed by December 2024. He confirmed that Harbor Isles did enter into

contract with an engineering firm to meet that deadline and the inspection should be completed by the end of this year.

Old Business: Update on Continued Projects:

Manager Lori Barrella reported that the roofing project was scheduled to start in one week – the 540 garage, the kidney pool house and the clubhouse would all be completed before middle of May and that they would then focus and mobilize at the 630 building to re-roof that building. She thanked all the members who will have to adjust their schedule or ability to access their garage during this process and that notice will be sent and posted during the projects. The pool would most likely be closed during the tear off of the roof on the clubhouse. She reminded everyone to please follow all notices during the project. Bids for painting the clubhouse were being obtained, as were bids to seal coat and strip the roadways/parking areas. The Board reviewed the only 2 bids Lori was able to obtain to re-surface the tennis court at the kidney pool. After brief discussion, Greg motioned to accept the proposal submitted by Advantage Courts in the amount of \$7,140.00. Stephanie 2nd. All were in favor and the motion passed. It was noted that this court would not be striped for pickleball as there were already 2 pickleball courts on the tennis court on building 15 garages.

New Business:

Discussion, review and adoption of updated guidelines: Attached. Julie motioned to adopt a modification to the air conditioning rule to allow new condensing units not to exceed 40 “ in height, from the top of the slab to the top of the unit. Michael 2nd. All were in favor and the rule was adopted. Julie then motioned to adopt a rule designating that those swimming at the “Lap pool” were to defer to those who wished to swim “laps”. Stephanie 2nd. All were in favor and the motion passed. A sign designating same will be posted on the gate to the lap pool. Julie then motioned to amend the underlayment requirement for flooring to state that any “flooring” must meet or exceed and IIC or STC of 60. Greg 2nd. All were in favor and the motion passed.

Annual Insurance Appraisal: The Board informed the members that while the Florida Statute required an insurance appraisal every 36 months, it was this delay that cause the sudden and very high replacement cost that the association was required to insure the property for. Therefore, Julie motioned to accept a contract from Sedgwick Valuation Services to provide a yearly update to the appraisal. Greg 2nd. All were in favor and the motion passed. While the Association was not required to submit this valuation “every year” if the value of the property did decrease, they *could* submit that to try and have the premiums lowered.

Julie motioned to allocate from Reserves and amount not to exceed \$2,500.00 from reserves to replace pool furniture cushions and make repairs to multiple “slings” on chairs and chaise lounges. Greg 2nd. All were in favor and the motion passed. Julie will work with the maintenance committee to pull all the chairs that needed service and arrange for pick up from Palm Casual Furniture.

Next Workshop Date: TBD

Next Meeting Date: May 4, 2023 – 4:30 P.M.

With no further business to come before the Board, Julie to motioned to adjourn the meeting at 6:10 p.m.