

Manager's Report July, 2007

Insurance: As previously announced we expected a substantial refund from Citizen's stemming from the campaign mounted by Bristol and Tequesta Agency. I am happy to report we have received those refunds.

Security: The bar code reader at the gate for access to the community is now installed and will be fully functional August 29. The tele-entry system will also remain operational. Please be sure Maria at the office has a current phone number on file for guests to use the tele-entry system. We cannot use a cell phone or long distance for the tele-entry system. Contact the local phone service supplier for an inexpensive phone in your unit. No one will be allowed access to the property without a bar code and a HIE decal or a valid hand written pass and HIE decal. If you have not done so please come by the office and get your decals as soon as possible.

Landscape: With no improvements planned at this time I can report that the landscape looks pretty good considering the drought that was followed by torrential rains. We are currently negotiating with an irrigation tech for a system wide check and maintenance of irrigation in the future.

Roof Repairs: Following some intensive rain storms we have re-visited roof inspections. Our crew has now closely examined the roofs from the attic and created a report of a few roof leaks. This will be forwarded to the builder and original roofer to initiate warranty repairs.

New Website: Reminder - If you have not visited the new website, do so. Tom Stanley, one of our brave volunteers, working with Bristol Management has created a much improved website. There are two ways to access. You can go direct to www.harbourisleeast.org or you can link to the site by going to www.bristolmanagement.com click on the "Associations" button, scroll down until you see Harbour Isle East and click to take you to the site. You will find HIE forms, minutes, elevation certificates and much more for your information and convenience.

Lighting: The change to energy efficient light bulbs is moving along. We have made the transition on 4 buildings and will be ordering bulbs for 2 more buildings this week.

New Bank: The transition to Oculina Bank is now complete.

Respectfully Submitted,

Allen Hunter, LCAM