

**MANAGER'S REPORT**  
**OCTOBER 29, 2007**  
**BOARD OF DIRECTORS' MEETING**

1. PROJECTS IN PROGRESS:

A. NEW APPRAISAL: The new appraisal to be completed by GAB Rollins is expected week of November 15. We hope to have a lower replacement cost assessment that will reduce our insurance premium for 2008.

B. WEEP HOLES: The weep hole project is completed. All buildings have had 6 holes drilled in the lowest points to assist with water drainage. Our In-House maintenance has installed the PVC pipes which have been painted to match the exterior building colors.

C. IRRIGATION ISOLATION VALVES: Mr. Lassiter will give a complete report on Harbour Isle East's installation of 2 isolation valves. These isolation valves will prevent other on-site entities of utilizing HIE's irrigation. It has come to our attention too, that HIW and the PMA are following suit and each entity will have a clear line of demarcation. This has been an ongoing problem that is now near completion.

D. LIGHT BULB CHANGE OVER: This project is nearing completion however has been delayed due to bulbs being on back-order. Buildings 3, 9, 10, 37 and 38 remain and will be completed as shipments arrive.

E. ROOF LEAK WARRANTY REPAIR: Latite Roofing has been back on the property for a second time and will need to come again. We have been monitoring the roofs after heavy rains with our on-site maintenance person who enters the attics looking for signs of water intrusion. While the bulk of repairs have been completed, some signs of leaks are still apparent. We will keep the Board posted with latest.

F. SECURITY GATE: Since the Board's last meeting with Jim Swarbrick of Securitas, we have noticed significant improvement with gate operations. The barcode installation has improved gate entry significantly. Mr. Murphy will speak further on our Crimewatch meeting and building rep update.

2. NEW BUSINESS:

A. EXERCISE EQUIPMENT PREVENTIVE MAINTENANCE: The Board will have a licensed exercise equipment contractor be on the property for preventive maintenance 6 times per year. During the heaviest usage months of January, February and March the vendor will be here monthly, and for the

months thereafter, quarterly. This will keep our equipment running smoothly as they continue to age and experience additional usage.

B. USE OF BULLETIN BOARDS: You will notice many notices that will be posted from time to time to better communicate with our residents. Please take advantage of the information and read the bulletin boards on a regular basis. Also, our website, [www.harbourisleseast.org](http://www.harbourisleseast.org) has all the forms and copies of minutes, etc. for your convenience.

C. SALES AND LEASES: In the month of October, we have received 1 sale and 12 lease applications.

D. ANNUAL MEETING DATES: The Annual Meeting is scheduled for January 28, 2008. You will be receiving notices in the mail.

E. 2008 BUDGET: The proposed 2008 budget will be mailed out this week with a 14 day notice of the budget meeting tentatively scheduled for mid November.