

Manager's Report May, 2007

Insurance: Following exhaustive negotiations with Citizen's through our agent Citizen's has rated our buildings fire resistive, the highest rating but still have not agreed to rate them wind resistive. We continue the battle to have our buildings rated properly and will update this community. The good news is we did receive a substantial refund from last year's premium which was applied to this year's premium.

Mulch: Mulch is now completed for this season with the possible exception of missed tree rings or behind building planters. We will try and catch these small areas as the year goes by providing the budget allows.

Security: As previously announced we will be installing a bar code reader at the gate for access to the community. 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. After the bar code reader is installed no one will be allowed access to the property without a bar code or validated entry via the tele-entry. Announcements will be out soon when and where you can get your decal installed.

Landscape: We have removed a number of dead trees from the community, planted new annuals and fertilized. We are near the end of our budget for this year with landscape improvements. We will be replacing some of the removed trees but will most likely wait until after hurricane season to plant.

Roof Repairs: All roofs have now been repaired and inspected. All are pleased this is now behind us. Please say a little prayer for no hurricanes this year.

New Pool Hours: We have applied for and received approval from the Health Department to open the pool at night. The new pool hours will be 6:00 AM – 9:00 PM, Sunday – Thursday and 6:00 AM – 10:00 PM Friday and Saturday. Please enjoy the pool responsibly.

New Website: 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

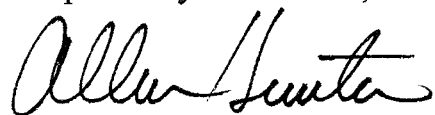
www.bristolmanagement.com click on the "Associations" button, scroll down until you see Harbour Isle East and click to take you to the site.

Lighting: Following a review of our lighting within the community it has been decided to change out, over time, all our light bulbs from the regular incandescent light bulbs to compact fluorescent lights also known as CFL. The energy requirements for these bulbs is about one fourth the amount required for traditional bulbs while giving the same or similar light. We also anticipate a much more pleasant and "softer" light thereby enhancing the appearance of the community as well as saving money.

New Bank: We will be moving our bank accounts very soon from our existing bank, located in Jupiter, to a local bank, Oculina Bank. Oculina has offered us all the current services and competitive interest rates that we currently enjoy with the added bonus of doing business with a local. Further, we feel, because of the close proximity, that deposits will be in the bank in a more timely fashion allowing us to earn a few more dollars in interest and keep our cash flow smooth.

Turn Off the Water: When your unit is left empty for more than a few days be sure that you turn off the water within your unit. There has been a recent rash of water accidents causing tens of thousands of dollars damage that could have been avoided had this simple valve been closed. Also when you do shut off the water turn off your water heater by flipping the circuit breaker off to the water heater. Always leave your AC unit at 76-78 degrees to prevent mold from growing. Be sure you have a current key on file with the manager's office in the event of an emergency. Don't ruin your summer by receiving a phone call informing you your unit has flooded and damaged 3 other units as well. Not fun.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Allen Hunter".

Allen Hunter, LCAM