

Harbour Isle at Hutchinson Island East Condominium Association

Board of Directors Meeting Minutes
May 29, 2007 @ 6pm
Location: Harbour Isle East Clubhouse

Meeting called to order by Vice-President John Murphy - at 6:03pm.

Present were Vice-President, John Murphy, Treasurer, Lee Lassiter and Secretary, Robert Schuessler. President, Karl Tutt, was excused. Also in attendance were Manager, Allen Hunter, Administrative Assistant, Maria Lassiter, representing Bristol Management. Those present represented a quorum.

Previous Minutes from Board meeting of April 30 were read by Robert Schuessler. A **motion** to accept the minutes by Lee Lassiter and seconded by John Murphy. **Motion** passed unanimously.

Treasurer Lee Lassiter reported income from April was \$107,790 with expenses of \$116,679 leaving a deficit for April in the amount of \$8889. However Lassiter went on to report the budget is on track and the loss shown is related to accounting procedures.

Lassiter went on to report the roof repairs are paid in full and the insurance is also paid in full. **Motion** to accept Treasurer's Report by Bob Schussler and seconded by John Murphy. **Motion** passed unanimously.

Lassiter also made an announcement regarding the Association wanting to change banks. He reported that Oculina Bank, a local institution, has offered the Association all the services and interest rates we currently have with Anchor Bank of Jupiter with added services offered to individuals living in Harbour Isle. Further he cited the convenience of local banking and timely deposit being of benefit to the Association. A **Motion** was made by Lassiter, seconded by Robert Schuessler to move bank account to Oculina Bank, **Motion** passed unanimously.

Allen Hunter gave the manager's report. See attached.

Landscape/Grounds Report presented by John Murphy announced the mulching and landscape replacement for this year is near completion. Contingent on budget there may be some additional work performed throughout the balance of this year. He further reported that the replanting of trees will be delayed until after hurricane season.

Committees Report presented by John Murphy – There are 3 committees up and running. Communications headed by Tom Stanley, Tom was not present at the meeting but informed us by e-mail that the new website is complete but will be continually updated and improved. Murphy thanked Committee Chair, Randy Chapman for his work developing rules. A brief discussion followed at which time the Board with the Committee support has accepted the rules. A **motion** by Lassiter to ratify the new rules as drafted, with typographical corrections being made, to be formally presented to the membership as soon as possible was seconded by Schuessler. **Motion** passed unanimously. The same was said of Architectural Committee Chair Dawn Lamb. A **motion** by Murphy to accept the Architectural Rules was seconded by Lassiter. **Motion** passed unanannously.

Robert Schuessler recapped a month long study of the use of compact fluorescent light bulbs citing energy efficiency, long life and a "softer" appearance. Following the presentation Schuessler, with the support of the entire Board, announced that all lighting in building 8 will be replaced with the CFL bulbs that a comparison can be made before beginning the process of replacing all incandescent lighting with CFL.

Manager, Allen Hunter discussed with the Board and membership the upcoming bar code reader installation explaining some of the procedures that will be required. The Board assured the membership that all possible to accommodate owners will be done.

There was an open forum for the membership to voice concerns, make comments and ask questions.

It was recommended that closers be put on all trash enclosure doors to assure they will remain closed to conserve cooling and enhance appearance. The Board is under consideration for the installation of door closer at trash enclosures.

Adjournment: There being no further business before the Board, **Motion** to adjourn by Lassiter and seconded by Murphy passed unanimously. Meeting was adjourned at 7:53PM.

Respectfully submitted,

Allen Hunter, LCAM
For and on Behalf of the Board of Directors