

Harbour Isle at Hutchinson Island
East Condominium Association

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

Meeting called to order by President Karl Tutt - at 6:01pm.

Karl introduced the new Property Manager Annette Sanniota to all present.

Roll Call: Present were John Murphy, Lee Lassiter and Karl Tutt. Absent: Robert Schuessler. Also in attendance were Manager, Annette Sanniota and Administrative Assistant, Maria Lassiter representing Bristol Management. Those present represented a quorum.

Previous Minutes from Board meeting of August 27, 2007 were read by John Murphy. A motion to accept the minutes by Karl Tutt and seconded by John Murphy. Motion passed unanimously.

Annette Sanniota gave the manager's report (See attached).

Lee Lassiter gave a detailed explanation of the Association's installation of 2 new isolation valves for the purpose of separating HIE's irrigation water from both HIW and the PMA. We anticipate a savings of approximately \$4000 per month.

Annette added that HIE has placed an ad for a subcontractor maintenance person who is licensed and insured to save employee burden costs. Lee made a motion to accept the manager's report seconded by John Murphy the motion passed unanimously.

Treasurer Lee Lassiter reported income from September was \$108,867 with expenses of \$101,089 leaving a surplus for September in the amount of \$7778. However Lassiter went on to report the budget is on track and overall HIE is in much better financial position than this time last year. Motion to accept Treasurer's Report by John Murphy and seconded by Karl Tutt. Motion passed unanimously.

Old Business: Annette presented three contracts that had to be ratified including the landscaping contract of Florida Scapes, Affordable Pools, and ASAPP Irrigation. It was noted the Florida Scapes contract price for 2008 will remain the same at \$48K and the Affordable Pools Contract was negotiated to remain at the same price of \$703/month for 2008. The ASAPP Irrigation proposal was for a price not to exceed \$6400 for the installation of the 2 isolation valves note, Lee had just received the final bill which came in at \$4849. Karl moved to accept all contracts as presented, seconded by John Murphy. Motion passed unanimously.

New Business: Due to personal reasons Jimmy Nola had resigned his director position earlier this year. As a result, the Board of Directors wishes to appoint Gary Whigham to replace him. Karl made a motion to accept Gary Whigham to the BOD seconded by Lee Lassiter and motion passed unanimously.

Lee Lassiter moved to accept the preventative maintenance agreement provided by Fitnessmith Inc, seconded by John Murphy to perform 6 inspections per year to be divided as follows: monthly during peak months of January, February and March and quarterly thereafter for a total of six visits. Motion passed unanimously.

Lee Lassiter moved to approve sending the letters of engagement to CPA for 2007 Audit at a cost of \$4650 and preparation of State and Federal Income Tax Returns at a cost of \$350 which was seconded by John Murphy. Motion passed unanimously.

Annette explained the need to lease two golf cars was unnecessarily costly and suggested purchasing one new golf car at a cost of \$4,815.00 with a two year warranty instead. Lee Lassiter moved to purchase the single golf car to replace the two leased cars, seconded by John Murphy. Motion passed unanimously. <Immediately following the meeting, Annette suggested the Board establish November 19, 2007 as the meeting date to adopt the proposed 2008 budget, which would give management ample time to prepare and mail the 14 day notice as required.>

Karl suggested the commencement of the "Meet and Greet" social parties usually held monthly on a Friday evening with a BYOB and hors d'oeuvres. Maria appointed Jenny Kerrigan as the new Party Coordinator and she will schedule the first event. Notices will be posted on all bulletin boards.

Committee Report presented by John Murphy – The Architectural Rules Committee sent out 13 letters of violation. All violations have been corrected and those owners responded in a positive manner.

There was an open forum for the membership and various topics were discussed.

Adjournment: There being no further business brought before the Board, motion to adjourn by Lassiter and seconded by Murphy. The meeting adjourned at 7:01 p.m.

Respectfully submitted,

Annette Sanniota, LCAM
For and on Behalf of the Board of Directors

