

Harbour Isle at Hutchinson Island
East Condominium Association

Board of Directors Meeting Minutes
October 27, 2008 @ 6:00 pm
Location: Harbour Isle East Clubhouse

Meeting called to order by President Karl Tutt at 6:06 p.m.

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

Motion to accept the minutes as written and posted on the Harbour Isle East website was made by John Murphy and seconded by Bob Schuessler and passed unanimously.

Gary Whigham gave the Treasurer's report indicating the Association's financial status as of September 30, 2008 (see attached financials). Gary indicated we would be changing some of our accounts to obtain higher interest rates possibly through Riverside National Bank. Motion to accept the Treasurer's report was made by Bob Schuessler and seconded by John Murphy and passed unanimously.

Annette Sanniota gave the Manager's Report (see attached). Gary Whigham elaborated on item number 5. Water Intrusion Investigation and reported the Association had removed an A/C unit and was able to duplicate a leak behind the drywall. He suspects it could be an installation issue and took photos. There will be a meeting on Monday, November 3, 2008 with the original A/C installer, the A/C manufacturer (Lennox Rep) and the builder's representative. Motion to accept the manager's report was made by Karl Tutt and seconded by John Murphy and passed unanimously.

- A. APPROVE 2009 PROPOSED BUDGET MAILED TO ALL OWNERS ON OCTOBER 13, 2008:** The proposed budget was mailed to the owners with the proper 14 day notice. The manager reviewed several line items and confirmed the quarterly maintenance fee will be \$1088.83 per unit. Gary Whigham moved the budget be accepted as presented, seconded by Bob Schuessler. Motion carried unanimously.

NEW BUSINESS:

The Board fielded questions from the audience relative to drainage issues, bocce courts, BBQ grills and maintenance issues. Tom Stanley reported on the roundabout progress. The Board indicated the BBQ grills received a predominantly negative vote (via poll earlier this summer) however the Temporary BBQ Grill rules were still in place and available on the website. The Bocce courts have continued to be tabled due to the unknown costs that may be associated with the water intrusion investigation. An owner commented some plantings throughout the property require replacement and Management assured residents that a walk through will be conducted.

ADJOURNMENT:

Motion to adjourn made by Bob Schuessler at 7:03 p.m., seconded by Karl Tutt and passed unanimously.

Respectfully submitted,

Annette Sanniota, LCAM
On Behalf of the Harbour Isle East Board of Directors