

Harbour Isle at Hutchinson Island
East Condominium Association

Board of Directors Meeting Minutes
February 25, 2008 @ 4:00 pm
Location: Harbour Isle East Clubhouse

Meeting called to order by President Karl Tutt - at 4:10 pm.

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

Karl Tutt addressed the time of the Board meeting and indicated the 4:00 time was due to a scheduling issue with two Board members unable to attend. It was noted (and is addressed later in item V. g) that regular Board meetings will continue to be held at 6:00 p.m. on the last Monday of the month.

Motion to waive the reading and accept as presented the minutes of the January 25, 2008 Board meeting was made by John Murphy and seconded by Gary Whigham and passed unanimously.

Annette Sanniota read the Manager's Report (see attached). Karl Tutt read the letter to the mayor regarding the AIA project. John Murphy moved the Manager's Report be accepted as presented, seconded by Gary Whigham and passed unanimously.

Gary Whigham gave the Treasurer's Report and indicated the Association's financial status is in good condition with approximately \$384K in operating at January 31, 2008 month end. It was determined the Board will be diversifying the banking accounts by establishing an account for the reserves and moving all monies over \$100K out of Oculina and into a recommended banking institution (to be determined later).

V. a. Review of 2007 Audit Draft: The Board has received the draft from Viniar and Rives, Certified Public Accountants. Upon receipt of the finalized Audit, copies will be made available to all owners via the website or upon request.

V. b. Banking Recommendations: The Board's decision is noted in the Treasurer's Report above.

V. c. Reserve Analysis: Karl Tutt moved to accept the proposal from J.R. Frazer, Reserve Analyst in the amount of \$4500 to prepare an extensive reserve study for Harbour Isle East. Motion was seconded by Gary Whigham and passed unanimously.

V. d. Oak Tree Deep Root Fertilization Proposals: John Murphy moved to accept the Palm Coast Pest Control proposal in the amount of \$1350 for deep root injection consisting of mixture of systemic insecticide, systemic fungicide and liquid iron at \$10 per tree. Motion seconded by Karl Tutt, and passed unanimously.

V. e. Owner Directory Proposal: The Board approved the creation of an owner directory for Harbour Isle East residents and directed management to proceed.

V. f. Geo-Thermal Heating Option for Pool: John Murphy presented his findings for an alternative to propane heating for the pool and Jacuzzi. With a life expectancy of about 15 -20 years, a 5 year warranty and a 2 year ROI, we would be able to provide heating by utilizing our lakes (ponds) and save on escalating propane costs. Gary Whigham moved to accept the Symbiont Service Corp proposal at a cost of \$48,000, seconded by Karl Tutt and passed unanimously.

V. g. Establish Board Meeting Schedule: The Board decided to maintain the existing Board meeting schedule of the last Monday of the month at 6:00 p.m.

VI. OPEN FORUM:

Several topics were discussed including the Grill Committee's proposal and the creation of a Bocce Committee. Randy Chapman of the Grill Committee will be obtaining additional information for the Board including proposed locations, specifications, etc. A Bocce committee was established with Judy Egan as Chair. A question regarding an open area near the gate entrance will be carefully reviewed and resolved.

There being no further business brought before the Board, motion to adjourn by John Murphy and seconded by Gary Whigham. The meeting adjourned at 5:14 p.m.

Respectfully submitted,

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