

Harbour Isle at Hutchinson Island
East Condominium Association

Board of Directors Meeting Minutes
May 8, 2008 @ 6:00 pm
Location: Harbour Isle East Clubhouse

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

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

The minutes of the March 31, 2008 meeting were distributed to the owners present for review. Motion to accept the minutes as presented was made by John Murphy and seconded by Gary Whigham and passed unanimously.

Gary Whigham gave the Treasurer's report indicating the Association's financial status as of April 30, 2008 reflected for year to date in the black \$15,548.87. Cash in operating accounts at \$203,456.52, with \$30,851 in the Reserve account. It was also noted that delinquent owner assessments were just under \$89,000. Full Financial Report on file. John Murphy moved to accept the Treasurer's Report as presented, seconded by Lee Lassiter and passed unanimously.

Annette Sanniota read the Manager's Report (on file). It was reported the time to deactivate the swipe card and bar code privileges for delinquent owners was reduced from 90 days to 30 days. Lee Lassiter moved the Manager's Report be accepted as presented, seconded by John Murphy and passed unanimously.

V. a. QUARTERLY MEETINGS PROPOSALS: A discussion ensued regarding scheduling Board meetings quarterly or bi-monthly versus monthly. Owners present were polled and the general consensus was favorable to moving to quarterly since Board workshop meetings were typically held monthly. John Murphy moved the Harbour Isle East Board of Directors meet quarterly, seconded by Bob Schuessler and passed unanimously. (A schedule will be created and posted).

V. b. GROUND FLOOR PAINTING: The aesthetic appearance of the multi colored paint sample done near unit 38-101 was pleasing to all that had seen it. However, a question of longevity and durability was discussed. The Manager was asked to have the contractor apply a sealer to the test area and then perform a pressure cleaning test. This item was tabled until further research is completed.

V. c. HOOVER FLOWGUARD IRRIGATION SYSTEM: Lee Lassiter reported the proposed system would monitor, troubleshoot and provide computerized reporting for HIE's irrigation system. This information could be forwarded to the FPUA when necessary for us to qualify for a better per gallon rate since the system's purpose is to minimize breaks and install an auto shut off at the meter when a break is present. This

proposed item at a cost of approximately \$7900.00 will complete our irrigation system. Bob Schuessler moved we accept the proposal from Hoover Flowguard, seconded by Lee Lassiter and passed unanimously.

V. d. CAPITAL CONTRIBUTIONS: Karl Tutt reported the CPA who conducted HIE's 2007 audit discovered that some unit owners (based on a motion by the 2006 Board of Directors) had capital contributions equivalent to two months maintenance fees collected at the time of closing in the years 2006 and 2007. It was determined in the Association Documents that capital contributions cannot be collected for resales. Capital Contributions are collected only from original Developer owned units. A motion was made by Gary Whigham, and seconded by John Murphy to credit a total of \$7,143 to 10 homeowners effective with the third quarter billing. Motion was passed unanimously.

V. e. OAK TREE TRIMMING: <Had been previously approved at another meeting.>

V. f. HURRICANE PREPAREDNESS PLAN: The Manager advised a Hurricane plan will be developed and posted on the website. Owners were asked to volunteer on a newly established Hurricane Assistance Committee. It was suggested owners place towels at sliding doors in the event of driving rain conditions.

V. g. PEST CONTROL CATWALK SPRAYING PROPOSAL: It was reported pest control is necessary at this time on the perimeters of the buildings and the catwalks on each floor. Bob Schuessler moved to accept the proposal from C&G Pest Control for monthly servicing on all common areas, seconded by Lee Lassiter and passed unanimously.

VI. OPEN FORUM: A crime watch meeting has been scheduled for Tuesday, May 13 at 6:00 p.m. in the Clubhouse. All residents are invited.

There being no further business brought before the Board, motion to adjourn by John Murphy and seconded by Gary Whigham passed unanimously. The meeting adjourned at 7:20 p.m.

Respectfully submitted,

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