

Harbour Isle at Hutchinson Island
East Condominium Association

Board of Directors Meeting Minutes
July 28, 2008 @ 6:00 pm
Location: Harbour Isle East Clubhouse

Meeting called to order by President Karl Tutt at 6:00 p.m.

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.

Motion to accept the minutes as presented was made by John Murphy and seconded by Lee Lassiter and passed unanimously.

Gary Whigham gave the Treasurer's report indicating the Association's financial status as of June 30, 2008 reflected a deficit, year to date in the amount of \$95,357.00. It was explained, however, that the large items including the geo thermal pool heating system at a cost of approximately \$48,000, the new irrigation meter at approximately \$30,000 and the irrigation computerized monitoring system at approximately \$8,000 have all been paid for in cash and were not budgeted items. The budget will balance itself out by year end and the potential savings for next year's budget are approximately \$70,000 in irrigation and approximately \$30,000 in propane costs. Cash in operating accounts just under \$189,000 with \$46,901 in the Reserve account. It was also noted that delinquent owner assessments were just under \$55,000. Full Financial Report on file. Lee Lassiter moved to accept the Treasurer's Report as presented, seconded by John Murphy and passed unanimously.

Annette Sanniota read the Manager's Report (on file). John Murphy moved the Manager's Report be accepted as presented, seconded by Lee Lassiter and passed unanimously.

V. a. MULCH PROPOSAL FROM PLANT HAVEN: Three bids were obtained from Florida Scapes, Advanced Mulch and Plant Haven. The Plant Haven proposal reflected 100% cypress mulch. Gary Whigham moved the proposal from Plant Haven in the amount of \$10,880 be approved, seconded by John Murphy and passed unanimously.

V. b. FLORIDA SCAPES FERTILIZATION PROPOSAL: Palm Coast Pest Control was being used until a substantial price increase was proposed. Florida Scapes' proposal was approximately \$6,000 lower. The BOD also thought it an advantage to have our landscape contractor do the work to better monitor the fertilization needs, etc. Bob Schuessler moved to accept the Florida Scapes proposal, seconded by Lee Lassiter and passed unanimously.

V. c. DECK PAINTING PORTER PAINTS PROPOSAL: After months of testing various products on the ground floor of building 38, it was agreed the best method would be to

roll a Porter paint product, Perma-Crete Color Seal Acrylic Concrete stain in the matching color as existing. Preparation is pressure cleaning only and when touch ups are needed our in house maintenance staff could easily accomplish the task. Lee Lassiter moved we approve the Porter product, seconded by Gary Whigham and passed unanimously. It was reported Building 38 was started today (Monday, July 28).

V. d. RATIFY WRITTEN CONSENT IN LIEU OF FOR 2 RENTAL DISAPPROVALS: In May 2008, two separate lease applications were denied based on failed criminal background checks. Since a board meeting was not scheduled for two months, the Board upon the advice of the Association attorney was able to vote via email on the disapproval. They unanimously disapproved the two applicants. Gary Whigham moved to ratify the written consent in lieu of, seconded by Lee Lassiter and passed unanimously.

VI. OPEN FORUM: Tom Stanley updated the Board on the round-a-bout progress. He has spoken to the City officials. (See attached report). Hard surface flooring was discussed and it was noted John Murphy is the new Chair of the Hard Surface flooring Ad-Hoc Committee. John is working on making a recommendation to the BOD for contracting with a sound engineer.

Gary Whigham left the meeting at 6:45p.m.

Karl asked Management to post the NOISE ETIQUETTE information sheet on the bulletin boards.

There being no further business brought before the Board, motion to adjourn by Lee Lassiter and seconded by John Murphy and passed unanimously. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

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