

Harbour Isle East Condominium Association
Annual Members' Meeting Minutes
January 26, 2009
ANNUAL MEETING

I. A. Prior to calling the meeting to order, Karl Tutt introduced Laura Kelley from Indian River State College to discuss happenings at IRSC, including the Lifelong Learning Institute. Ms. Kelley left brochures for all residents.

B. Karl then introduced Tom Stanley who is our liaison with the City of Ft. Pierce. Tom reported on the status of the roundabout project which is posted on the website, www.harbourisleeast.org.

C. The Manager, Annette Sanniota, gave a power point presentation with photos of projects completed during the year. Report on file.

II. DETERMINATION OF QUORUM:

Karl Tutt reported we had a total of 147 in attendance, either by proxy or in person. The quorum requirement is 145.

III. CALL TO ORDER:

Karl Tutt introduced the Board members. Roll Call: John Murphy, Gary Whigham, Lee Lassiter, and Robert Schuessler were all present. He then called the meeting to order. Karl Tutt also introduced Steve and Nadine Inglis, owners of Bristol Management Company, who were present at the meeting and thanked the staff for their hard work; Manager: Annette Sanniota; Administrative Assistant: Maria Lassiter; and maintenance personnel Nathan Wyatt and Greg Tison.

IV. PROOF OF NOTICE:

Karl Tutt advised notices were mailed and sent in accordance with Florida Statutes (see attached affidavits).

V. APPROVAL OF MINUTES OF 2008 ANNUAL MEETING:

John Murphy made the motion to waive the reading of the minutes of the 2008 Annual Meeting and approve as presented, seconded by Bob Schuessler, motion carried unanimously. The minutes are to be posted on the Harbour Isle East official website, www.harbourisleeast.org (see attached).

VI. YEAR END FINANCIAL REPORT:

Gary Whigham, Treasurer, reported actual cash in the bank was \$168,902.38. Reserve cash in the bank at year end was \$96,519.43. The current year net loss was (\$142,336.64) which was covered in part by the Capital Contribution fund. It was reported that several high cost UNBUDGETED items, i.e. Geo Thermal pool heating installation, irrigation meter and other related irrigation expenses in addition to increased costs in utilities as represented by rate increases from the FPUA were contributors to the net loss. Overall, the Association is in good financial standing as it does not owe any debt. Lee Lassiter made a motion to approve the Treasurer's Report as presented, seconded by John Murphy and approved unanimously.

VII. ANNOUNCE 2009 BOARD OF DIRECTORS:

Since no election was necessary this year as three Board positions were vacant and the three incumbents were the only applications submitted, Karl announced the 2009 Board of Directors as follows:

2009 Board of Directors
Lee Lassiter
John Murphy
Robert Schuessler
Karl Tutt
Gary Whigham

VIII. OLD BUSINESS:

Gary Whigham reported on the status of the water intrusion investigation which he spearheaded. He is in the process of reviewing documents for a resolution from the Developer. The Board of Directors expects to

receive the communication from the Developer within the next few weeks. He further explained that a probable solution has been found after doing a complete demolition of John Murphy's unit by removing the A/C unit. A flood test was performed before the demo, resulting in immediate water intrusion and a subsequent flood test was performed AFTER the demo with corrective measures implemented, resulting in NO WATER INTRUSION. Karl commented that a total of approximately 15 units were reported with this water intrusion from the A/C units and were primarily located in buildings three and four, ground floor units.

Gary further commented that the sliding doors and windows meet the impact code requirement. An owner commented that if residents notice rusted screws in the frames of the windows, PGT (in his experience) will correct them at no charge to the residents.

Steve Inglis of Bristol Management reported the new insurance legislation which had recently passed requiring all owners to show proof of their H06 policy, naming the Association as Additional Insured, and the \$2,000 loss assessment coverage has been amended again as of last week. The legislators realized that mandating this and then having the Association purchase insurance for those owners not providing proof would result in a difficult if not impossible management issue. Steve does strongly recommend, however, that owners purchase an H06 policy with the \$2000 loss assessment coverage to protect the unit and unit owner if/when a disaster strikes and a special assessment may be levied.

IX. NEW BUSINESS

A. RATIFY 2008 AUDIT WITH HAFER AND COMPANY:

Lee Lassiter made the motion to ratify the Audit to be prepared by Hafer and Company in the amount of \$4,050 and \$225 for the tax return preparation for 2008, seconded by John Murphy and passed unanimously.

B. RATIFY PSL ELECTRICAL CONTRACTORS FOR INSTALLATION OF THREE NEW SECURITY LIGHTS:

Gary Whigham made the motion to ratify the installation of the three new security lights located at the storage building area for enhanced security at a cost of \$2,107.25, seconded by Lee Lassiter. Motion passed unanimously.

C. ASSOCIATION RIGHT TO DISAPPROVE LEASE APPLICATION WHEN ASSESSMENTS DELINQUENT:

The attached document representing the Association right to disapprove a lease application when assessments are delinquent was suggested to post on the website. John Murphy made the motion to approve the verbiage and posting, seconded by Bob Schuessler and passed unanimously.

D. SALES AND LEASE ANNUAL REPORT:

Annette presented the Sales and Lease report (see attached). Lee Lassiter made a motion to approve as presented, seconded by Gary Whigham and passed unanimously.

A question regarding bocce court installation status was asked. Karl commented that due to current economic times, any large expense items will be tabled or continue to be tabled.

John Murphy made the motion to adjourn the meeting, seconded by Bob Schuessler and passed unanimously. The meeting adjourned at 6:57 p.m. The organizational meeting will immediately follow.

Respectfully Submitted,

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

Harbour Isle East Condominium Association
Board of Directors Meeting Minutes
January 28, 2008
ORGANIZATIONAL MEETING

Organizational meeting immediately followed at 7:00 p.m. and called to order by Annette Sanniota.

A motion was made by Lee Lassiter and seconded by Gary Whigham to maintain the same officers in the same positions as in 2008. The motion passed unanimously.

The Board positions for 2009, therefore, are as follows:

Karl Tutt	President
John Murphy	Vice President
Robert Schuessler	Secretary
Gary Whigham	Treasurer
Lee Lassiter	Director

Motion to adjourn by John Murphy and seconded by Lee Lassiter, passed unanimously. The meeting adjourned at 7:05 p.m.

Respectfully submitted,

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

UPDATE JANUARY 2009

ROUNDBABOUT and A1A reconstruction status: As of January 14, 2009 we are finally seeing activity for the construction of the roundabout at our entrance. AT&T, Comcast, and others are now working on their underground lines to make way for the heavy road construction which is scheduled to start in late February. Construction is forecasted to take one year to complete. The total reconstruction of Seaway Drive/A1A adjacent to our property will also start this spring. This will include full sidewalks, decorative street lights, and landscaping. All the utility poles will be removed and the lines will be put underground (as of today, many of the wires have already been taken down from the poles on our side of Seaway).

New parks on our island: The refurbishment of **Causeway Park** (across the street from Harbour Isle) is almost complete. Parking areas have been defined with a nautical style rope-and-bollard system, new picnic pavilions have been constructed, landscaping has been improved with lots of new trees and grass, and the entire beach has received new white sand. The concrete pier near Chuck's Seafood that contains the Harbour Isle marina flushing pipe is also going to be rebuilt. Construction on new bathrooms at the west end of the park is now underway. **South Beach Park** has also been completely refurbished with new parking, new bathrooms, improved beach access, and nice landscaping. Preparations for the new and improved **Jetty Park** are in process, and construction will start sometime in 2009. All of these new parks constitute a major face-lift for our island.

Construction on the **Federal Courthouse** in downtown Ft Pierce will start in February, with a groundbreaking ceremony scheduled for February 10. Construction will last 35 months. This is a big deal for Fort Pierce, as the \$41 million facility is expected to bring another \$200 million in further economic development to the city.

FPL's Nuclear Power Plant on South Hutchinson Island will have a \$651 million upgrade beginning in 2010. Construction will take 2 years and there will be 1000 jobs on the construction workforce. This is good economic news for our area.

Fort Pierce South Beach Association will be holding their annual meeting on Thursday February 12 at 7pm at Chapel by the Sea (1717 Gulfstream Ave., about a mile south of Harbour Isle). The latest status on the Roundabout and the A1A reconstruction will be presented, and other topics of local interest will be discussed. Elected officials and staff from the City and the County will be there to answer your questions.

TOM STANLEY, HARBOUR ISLE EAST

Annual Meeting January 26, 2009

Slide Show Improvements In 2008

1. FRENCH DRAIN BLDG # 37
2. BENCH INSTALLATION
3. BENCH INSTALLATION
4. WALKWAYS
5. CIGARETTE URNS
6. EMERGENCY LIGHTS AND EXIT SIGNS
7. TRAFFIC SPEED BUMP
8. TENNIS COURT BENCH
9. GEO THERMAL POOL HEATING
10. GEO THERMAL POOL HEATING
11. STO REPAIRS BLDGS 3 AND 9
12. THRESHOLDS AT ELEVATOR MACHINE ROOMS
13. DUMPSTER GUIDES
14. SECURITY FENCE INSTALLATION
15. DECK PAINTING ALL BUILDINGS
16. CAR WASH
17. HOOVER SYSTEM & IRRIGATION ISOLATION
18. EXERCISE ROOM SET UP
19. COLUMN REPAIR
20. EXTERIOR COACH LIGHTS
21. METER ROOM DEADBOLTS
22. NEW GOLF CART
23. GARBAGE ROOM A/C BLDGS 3 AND 37
24. ELEVATOR PISTON POLISHING AND SEALING
25. YARD DRAIN BLDGS 1&2

26. YARD DRAIN BLDGS 3&4
27. SECURITY LIGHTING FOR STORAGE AREA
28. SECURITY FENCE BACK GATE
29. EXIT LIGHT

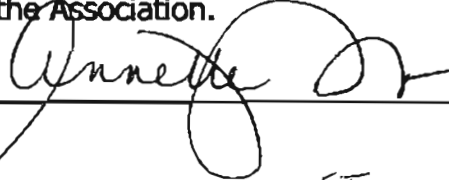
(NO PICTURES 😊)

- 30. FIRE SPRINKLER ANNUAL TESTING & REPAIR**
- 31. RESERVE ANALYSIS**
- 32. BULLETIN BOARD CLUBHOUSE**
- 33. DIRECTORY**
- 34. WATER INTRUSION INVESTIGATION**


**AFFIDAVIT OF MAILING OR
HAND DELIVERING OF NOTICE TO
UNIT OWNERS**

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME, personally appeared **Annette Sanniota**, who after being duly sworn, deposes and says that notices of the **2009 Annual Meeting for Harbor Isles East**, were mailed or hand delivered in accordance with Section 720 of the Florida Statutes. The notices were mailed or hand delivered to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.



The foregoing instrument was acknowledged before me this 21ST day of November, 2008, by Annette Sanniota as Property manager of Harbor Isles. He/she is personally known to me, or has produced _____ as identification and did take an oath. If no type of identification is indicated, the above-named person is personally known to me.

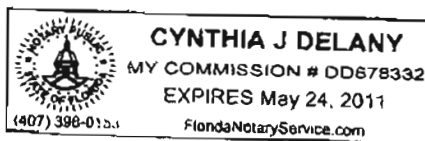


(Signature)

Cynthia J Delany

(Print Name)

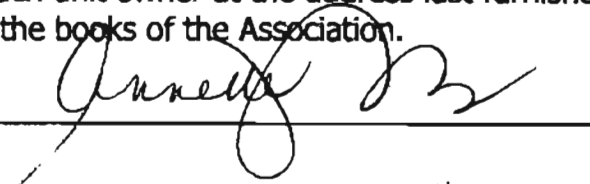
Notary Public, State of Florida at Large



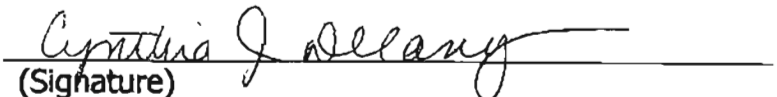
**AFFIDAVIT OF MAILING OR
HAND DELIVERING OF NOTICE TO
UNIT OWNERS**

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME, personally appeared **Annette Sanniota**, who after being duly sworn, deposes and says that Final notices of the **2009 Annual Meeting for Harbor Isles East**, were mailed or hand delivered in accordance with Section 720 of the Florida Statutes. The notices were mailed or hand delivered to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.



The foregoing instrument was acknowledged before me this 24th day of December, 2008, by Annette Sanniota as Property manager of Harbor Isles. He/she is personally known to me, or has produced _____ as identification and did take an oath. If no type of identification is indicated, the above-named person is personally known to me.



(Signature)

Cynthia J. Delany

(Print Name)

Notary Public, State of Florida at Large



**ASSOCIATION RIGHT TO
DISAPPROVE LEASE APPLICATION
IF ASSESSMENTS HAVE NOT BEEN PAID**

Ross, Earle and Bonan, P.A., Harbour Isle East Association Attorney has confirmed per Florida Statutes, Section 718.116(4) that "If the association is authorized by the declaration or bylaws to approve or disapprove a proposed lease of a unit, the grounds for disapproval may include, but are not limited to, a unit owner being delinquent in the payment of an assessment at the time approval is sought."

Please be advised, in a concerted effort by our Board of Directors and Management, we intend to utilize this provision and disapprove any lease application which reflects the above situation.

Quarterly maintenance payments are the lifeblood of our Association-thank you for sending in your payments on time!

*January 23, 2009
Management*



HARBOUR ISLE AT HUTCHINSON ISLAND EAST
CONDOMINIUM ASSOCIATION INC
6A Harbour Isle Drive East
Fort Pierce, Florida 34949
Phone 772-595-3660 * Fax 772-595-8809

SALES AND LEASE REPORT 2008 CALENDAR YEAR

SALES

JANUARY 1 TO DECEMBER 31, 2008

- **27 TRANSACTIONS**
- **HIGH SALES PRICE - \$300,000 IN JANUARY 2008**
- **LOW SALES PRICE - \$150,000 IN NOVEMBER 2008**

- **AVERAGE SALES PRICE ALL TRANSACTIONS
\$214,260.00**

LEASES

TOTAL OF 61 ANNUAL OR SEASONAL LEASES