

Harbour Isle East Condominium Association
Annual Members' Meeting Minutes
January 28, 2008
ANNUAL MEETING

President Karl Tutt called the meeting to order at 6:10 p.m.

Roll Call: Karl Tutt – President,
John Murphy – Vice President,
Robert Schuessler – Secretary
Lee Lassiter – Treasurer
Gary Whigham – Director
Annette Sanniota, Maria Lassiter and Nadine Inglis were present on behalf of Bristol Management.

Karl Tutt introduced the Board and staff members and announced the meeting notices were mailed and posted in accordance with Florida Statutes.

Robert Schuessler read the minutes from the Annual Meeting of 2007. Lee Lassiter moved to approve the minutes, seconded by John Murphy and passed unanimously.

Lee Lassiter gave the year end financial report and indicated at 12.31.07, the Association was in the black approximately \$129,000. He also reported the Board would apply the 2007 surplus to the 2008 operating account. Mr. Lassiter also reported utility bills have been reduced approximately \$5K to \$7K per month and that when our insurance premiums are due in March, we will be able to pay cash. Overall, the Association is in good shape, financially and with that said Robert Schuessler moved to approve the Treasurer's Report, seconded by John Murphy and passed unanimously.

Mr. Tutt advised two Board positions were open and those same two Board members were the only candidates who submitted their intent to run forms. Therefore no election was necessary.

The 2008 Board of Directors are:

Karl Tutt
John Murphy
Lee Lassiter
Robert Schuessler
Gary Whigham

Mr. Tutt reviewed the list of accomplishments completed in 2007 including but not limited to: Budget diligence with no increase in assessments while creating a reserve schedule; correction of roof leak issues; irrigation study and corrections resulting in approximately 20% savings monthly; bench project nearing completion; switch to fluorescent lightbulbs with a marked savings in billing; rodent control; implementation of the Bar Code access system; and the completion of the weep hole project in all buildings. Mr. Tutt encouraged homeowners to attend Board workshop meetings where details of ongoing projects are discussed. He also thanked the homeowners for their support and vote of confidence.

Tom Stanley who established and maintains the Harbour Isle East website, www.harbourisleeast.org was commended and thanked for his assistance and dedication.

There were several topics discussed by owners including but not limited to: BBQ grills (BBQ grill committee was established); the proposed roundabout at Seaway; renters to owners ratio (approximately

80 units rented of 288); lowering the temperature in the Exercise Room to 68 degrees; Christmas light discussion for next year and Rip Rap at seawall area and maintenance thereof.

Lee Lassiter motioned for adjournment, seconded by Gary Whigham. Meeting adjourned at 6:54 p.m.

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 6:55 p.m. and called to order by Annette Sanniota.

Motion by Lee Lassiter to elect Karl Tutt for President seconded by John Murphy and passed unanimously.

Motion by Karl Tutt to elect John Murphy for Vice President seconded by Lee Lassiter and passed unanimously.

Motion by John Murphy to elect Robert Schuessler for Secretary seconded by Gary Whigham and passed unanimously.

Motion by Lee Lassiter to elect Gary Whigham for Treasurer seconded by John Murphy and passed unanimously.

Motion by Gary Whigham to elect Lee Lassiter for Director seconded by Robert Schuessler and passed unanimously.

Adjournment: New Board positions were designated and meeting was adjourned at 7:05 p.m.

Respectfully submitted,

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