

Harbour Isle at Hutchinson Island
East Condominium Association

Board of Directors Meeting Minutes
February 27, 2009 at 4:00 p.m.
Location: Harbour Isle East Clubhouse

Meeting called to order by President Karl Tutt at 4:20 p.m.

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

Karl introduced Kevin Henderson of Evergreen Engineering, Stuart, Florida who was asked to give a presentation on his opinions relative to protocol, specifications and estimated time frame for a correct method of repair of the thru-wall A/C sleeves. <The project which was underway from the Developer was stopped due to recommendation from the engineer's initial inspections conducted the week before>. Mr. Henderson reported several concerns including on original installations one could see the daylight from the inside of the unit, the catch pans appeared to be corroding at an alarming rate, and overall, that the adjustments the Developer was planning to complete could possibly result in the same issues we currently face or that the issues would be concealed. He noted the wrong caulking was being used.

Mr. Henderson suggested the priority be to get the buildings water tight.

Mr. Henderson advised it could take approximately two to three weeks to develop the protocol and specifications. Annette inquired about obtaining a price for a Turnover/Transition report to determine construction and/or design issues since we are still within the warranty period.

John Murphy moved to schedule Harbour Isle East maintenance staff to remove an A/C unit and water heater from units 8-106 and 8-105 and retain the services of Kevin Henderson to inspect at his rate of \$130 per hour for the purpose of developing a Flaws Report to be submitted to the Board of Directors, seconded by Lee Lassiter and passed unanimously.

ADJOURNMENT:

Motion to adjourn made by John Murphy and seconded by Lee Lassiter and passed unanimously. Meeting adjourned at 5:35 p.m.

Respectfully submitted,

Annette Sanniota, LCAM
On Behalf of the Harbour Isle East Board of Directors