

Harbour Isle at Hutchinson Island
East Condominium Association

Board of Directors Meeting Minutes
March 19, 2009 at 4:00 p.m.
Location: Harbour Isle East Clubhouse

Meeting called to order by President Karl Tutt at 4:00 p.m.

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

II. Approval of February 24 and February 27, 2009 Minutes:

John Murphy made a motion to accept the minutes as presented, seconded by Bob Schuessler and passed unanimously. It was also reported these minutes have been posted on the website.

III. Treasurer's Report:

Gary Whigham reported aged owner balances as of February 28, 2009 were approximately \$100,000. The second quarter billing statements have been mailed which will result in cash flow in the next few weeks. The Reserve Account is approximately \$119,000. Currently 16 units are in the foreclosure process. The Current Year Net income as of February 28, 2009 is \$704.54 in the black. John Murphy moved to accept the Treasurer's Report as presented, seconded by Bob Schuessler and passed unanimously.

<Tequesta Agency was asked to make their presentation at this time with the manager's report to be presented after>

VI. A. Tequesta Agency 2009 Insurance Presentation:

Todd Hutchinson and Jodi Eber of Tequesta Agency presented the 2009 insurance package. In summary, a savings of approximately 30% from last year's premium, from approximately \$192K to \$134K, excluding flood policies. There also exists the probability of additional discounts from Citizen's ISO for sprinklers totaling approximately \$1500 per building. The Board thanked Todd and Jodie for an excellent presentation. After they exited, discussion ensued relative to a 3% or 5% deductible and how to pay the premium. After discussion, Bob Schuessler moved to approve the 5% deductible, seconded by John Murphy and passed unanimously. Annette will get detailed information from Kathy Karmazin on borrowing from reserves.

IV. Manager's Report:

Annette Sanniota gave the Manager's report which is attached. Bob Schuessler made a motion to approve as presented, seconded by John Murphy and passed unanimously.

- V. A. Ratify 8-104 Keypad entry request**
B. Ratify Cell Phone Purchase for Guard house
C. Ratify Electrical and Booster pump installation for irrigation

Bob Schuessler made a motion to ratify the following items as discussed at the previous workshop meeting: 8-104 Keypad entry request; cell phone purchase for the guard house; electrical and booster pump installation for irrigation. The motion was seconded by John Murphy and passed unanimously.

VI. B. Review Engineer Flaws Report Draft:

This item was tabled as the draft did not include specifications for repair methodologies. The manager emailed the engineer with a request to contact Gary Whigham on Monday. Once the Board receives the final draft report, further discussion will ensue.

VI. C. Tree Trimming Proposals:

Three tree trimming proposals were obtained ranging in price from \$2600 to \$4800 from Tri Brothers, Sampsons and Jimmy's. Bob Schuessler made a motion to accept the Tri Brothers tree trimming proposal at a cost of \$2600, seconded by John Murphy and approved unanimously. This work will be scheduled prior to the commencement of hurricane season.

VI. D. Purchase Two Replacement Televisions in Exercise Room:

Since two of the three 26" flat panel televisions have recently broken, John Murphy made a motion to approve the purchase of two 26" flat panel televisions at a cost not to exceed \$900, seconded by Bob Schuessler and passed unanimously.

VII. Adjournment:

With no further business coming before the Board, Bob Schuessler made a motion to adjourn, seconded by John Murphy. The meeting adjourned at 5:19 p.m.

Respectfully submitted,

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