

HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDOMINIUM ASSOCIATION INC.
6A HARBOUR ISLE DRIVE EAST
FT. PIERCE, FL 34949

BOARD OF DIRECTORS MEETING MINUTES
MARCH 16, 2010 – 2:00 P.M.

- I. CALL TO ORDER: The meeting was called to order by President John Murphy at 2:00 p.m. Directors present were John Murphy, Frank Maffei, Bob Schuessler (representing a quorum), Gary Whigham arrived at 2:55 p.m. Absent: Lee Lassiter. Also present representing Bristol Management were Annette Sanniota, Manager and Maria Lassiter, Administrative Assistant.
- II. WAIVER OF READING AND APPROVAL OF MINUTES OF FEBRUARY 20, 2010 AND FEBRUARY 24, 2010: Bob Schuessler made the motion to waive the reading and approve the minutes of 2.20.10 and 2.24.10, seconded by Frank Maffei and passed unanimously.
- III. TREASURER'S REPORT: Bob Schuessler reported we are operating under budget for February month end at \$11,580. Aged account balances reduced to \$89,000, and cash on hand as of today's date is approximately \$150,000 with just over \$200,000 in Reserves. He reported a very favorable financial report. Frank Maffei made the motion to approve the Treasurer's Report, seconded by John Murphy and passed unanimously.
 - A. AUTHORIZE TREASURER TO INVEST ASSOCIATION FUNDS AS RECOMMENDED BY FINANCE COMMITTEE AS NEEDED: In an effort to obtain the best possible interest rates and financial opportunities for Association funds, it was recommended the Treasurer be permitted to invest based on Finance Committee's recommendations (always aware the Association can only invest in 100% safe methods). Frank Maffei made the motion to authorize the Treasurer to invest Association funds recommended by the Finance Committee as needed, seconded by John Murphy and passed unanimously. Annette confirmed email transmission to all Board members would be completed.
 - B. APPROVE SURVEILLANCE CAMERA PROPOSAL: Carl Metzethin, Finance Committee reiterated the recommended proposal from The

Alarm Company. After some discussion, Bob Schuessler made the motion to approve the proposal submitted by The Alarm Company at a cost not to exceed \$6,395 for materials and installation to provide security cameras, DVR, the transfer of swipe entry into bathroom entrance door and have the Fitness Room glass door be made into an Emergency Exit only door, seconded by Frank Maffei and passed unanimously.

IV. MANAGER'S REPORT: Annette read the Manager's Report (on file). Bob Schuessler made the motion to approve the manager's report as presented, seconded by Frank Maffei and passed unanimously.

V. NEW BUSINESS:

A. ACKNOWLEDGE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT TRANSFER FROM DEVELOPER TO PMA: Bob Schuessler made the motion to approve the SFWMD permit transfer for conservation areas from the Developer to the Property Maintenance Association, seconded by John Murphy and passed unanimously.

B. DISCUSS RULES PROPOSALS SUBMITTED FROM RULES COMMITTEE:

1. GRILLS: After much discussion and debate over smells, cleanliness, extension cord tripping hazards etc, Frank Maffei made the motion that electric grills not be allowed for use outside on the catwalks, seconded by John Murphy. Motion passed with John Murphy, Gary Whigham and Frank Maffei voting FOR and Bob Schuessler voting AGAINST.

2. ITEMS STORED ON CARS: After much discussion concerning proposed change to rules to allow recreational equipment to be stored on vehicles for a period of 72 hours, Frank Maffei made the motion to table the discussion until further information is obtained, seconded by Gary Whigham and passed unanimously.

3. ARCHITECTURAL: Frank Maffei made the motion to accept the Architectural Committee Rules with one change to item 9. To read "Holiday wreaths are permitted on the front of individual unit doors for the month of December only", seconded by Bob Schuessler and passed unanimously.

C. APPROVAL OF GARDEN COMMITTEE ESTABLISHMENT AND DETAILS: Bob Schuessler made the motion to approve the Garden Committee establishment, seconded by John Murphy. Motion failed as John

Murphy and Bob Schuessler voted FOR and Gary Whigham and Frank Maffei voted AGAINST.

- D. INSURANCE 2010 PREMIUM PRESENTATION: (This agenda item was done at 2:00 p.m. with Jodi Clawson from Rick Carroll Insurance and at 3:30 p.m. with Jodie Eber, Matt Mitchell and Todd Hutchinson from Tequesta Agency). Both presentations are on file. The Board requested additional information and a decision will be made within the next week since the premium is due March 31, 2010.
- VI. OTHER BUSINESS: None discussed at this time.
- VII. ADJOURNMENT: Frank Maffei made the motion to adjourn, seconded by Bob Schuessler and passed unanimously. The meeting adjourned at 4:23 p.m.