



HARBOUR ISLE AT HUTCHINSON ISLAND EAST
CONDOMINIUM ASSOCIATION INC
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BOARD OF DIRECTORS MEETING
JULY 16, 2010 – HARBOUR ISLE EAST CLUBHOUSE
10:00 A.M.

- I. **CALL TO ORDER:** President Murphy called the meeting to order at 10:00 a.m. The following Board members were present: John Murphy, Gary Whigham, Lee Lassiter and Bob Schuessler. Also present were Annette Sanniota, LCAM and Maria Lassiter, Administrative Assistant, both representing Bristol Management and Ray Fallano of Force Security.
- II. **APPROVE CORRECTED MINUTES OF FEBRUARY 20, 2010 MEETING AND APPROVE JUNE 16, 2010 MINUTES:** Annette read the correction for the February minutes (see attached). Bob Schuessler made the motion to approve minutes as corrected, seconded by Lee Lassiter and passed unanimously. Lee Lassiter moved the June 16, 2010 minutes be approved as submitted, seconded by Bob Schuessler and passed unanimously.
- III. **TREASURER'S REPORT:** Bob Schuessler reported year to date we are still under budget \$700 and for month's end (June) under budget \$3000. Bob reported we have grown the Reserve account to approximately \$280,000 which is divided among two banks to ensure FDIC backing at \$250,000. Cash on hand in checking account at \$112,000 and the 2nd account at \$18,500. Bob reported great status since all insurance premiums for 2010 were paid without the need to borrow funds. Lee Lassiter made the motion to approve the Treasurer's report as presented, seconded by Gary Whigham and passed unanimously.
- IV. **MANAGER'S REPORT:** Annette presented the Manager's Report (see attached). Bob Schuessler moved to accept the Manager's Report as presented, seconded by Lee Lassiter and passed unanimously.
- V. **A. APPROVE HIRING OF LITIGATOR TO COLLABORATE WITH ASSOCIATION ATTORNEY FOR MEDIATION:** Gary Whigham explained that another attorney well versed in litigation would work in concert with the Association attorney as a final effort to mediate the issue with the Developer. He also noted this attorney is one of three in the tri-county area who is an expert litigator should that be necessary. Bob Schuessler moved to approve the hiring of the litigator to collaborate with Association attorney for mediation, seconded by Lee Lassiter and passed unanimously.
B. ACCEPT RESIGNATION OF FRANK MAFFEI: The Board received Frank Maffei's resignation letter on July 13, 2010. Bob Schuessler made the motion to approve the resignation, seconded by Gary Whigham and passed unanimously.

- C. APPOINT NEW SECRETARY: Lee Lassiter moved to appoint Bob Schuessler as Secretary, seconded by Gary Whigham and passed unanimously. <Since our documents require a minimum of 3 board members, there is no need to appoint a replacement at this time>.
 - D. ACCEPT MARIA LASSITER'S RESIGNATION EFFECTIVE AUGUST 15, 2010: Reluctantly, Bob Schuessler made the motion to accept Maria Lassiter's resignation, seconded by John Murphy, and passed unanimously.
 - E. DISCUSS BIKE RACK CABLE IDEA FOR EACH BUILDING: Harbour Isle West has utilized this method for storing bikes under the stairwells. Lee Lassiter moved to accept the concept of utilizing cables for owners' bike storage to be accomplished by maintenance staff, seconded by Bob Schuessler and passed unanimously.
- VI. OTHER BUSINESS: NONE
- VII. ADJOURNMENT: Lee Lassiter moved to adjourn the meeting, seconded by Bob Schuessler and passed unanimously. The meeting adjourned at 10:35 a.m.

Respectfully Submitted,

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