



HARBOUR ISLE AT HUTCHINSON ISLAND EAST
CONDOMINIUM ASSOCIATION INC
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BOARD OF DIRECTORS MEETING
OCTOBER 25, 2010 – HARBOUR ISLE EAST CLUBHOUSE
10:00 A.M.

- I. CALL TO ORDER: President Murphy called the meeting to order at 6:00 p.m. The following Board members were present: John Murphy, Bob Schuessler and Gary Whigham. Absent: Lee Lassiter (excused). Also in attendance were Dawn Atwood and Annette Sanniota representing Bristol Management.
VI. A. Appoint James Elam as Board Director to Fill Frank Maffei's Vacant Position: President Murphy highlighted Mr. Elam's numerous qualifications including, but not limited to, having a Master's of Business Administration degree with a major in Finance and has been appointed as Special Magistrate for St. Lucie and Martin Counties. John Murphy made the motion to approve the appointment of James Elam to the Board of Directors to fill the term through January 2011, seconded by Bob Schuessler and passed unanimously. Bob Schuessler then made a motion to appoint James Elam as Treasurer to replace himself (Bob Schuessler), seconded by John Murphy and passed unanimously. President Murphy then asked James Elam to join the Board at the table.
- II. APPROVE JULY 16, 2010 MINUTES: John Murphy made the motion to approve the July 16, 2010 minutes as published on the Harbour Isle East website, seconded by James Elam and passed unanimously.
- III. PRESIDENT'S COMMENTS: President Murphy expressed sincere thanks on behalf of the Board to Annette Sanniota of Bristol Management, the Finance Committee and the Board of Directors for working diligently to maintain the maintenance fees for 2011 at the same budget level as 2010, while fully funding the Reserves. He also welcomed Dawn Atwood as the new Administrative Assistant who has stepped in and is doing a fantastic job at Harbour Isle. President Murphy also asked for volunteers for the Social, Bocce, Finance and Architectural Committees. He reminded residents to be cognizant of their surroundings and report any suspicious activity to Security.
- IV. TREASURER'S REPORT: Bob Schuessler presented the Treasurer's Report as of September 30. Overall the report shows to date we are over budget just slightly which is highly commendable in this economic time frame. Mr. Schuessler reported the proposed budget reflects no increase for owners' maintenance fees AND reflects FULL funding of Reserves. Gary Whigham made the motion to approve the Treasurer's Report as presented, seconded by James Elam and passed unanimously.

- V. **MANAGER'S REPORT:** Annette Sanniota presented the Manager's Report. John Murphy made the motion to accept the Manager's Report as presented, seconded by Bob Schuessler and passed unanimously.
- VI. **B. APPROVE PROPOSED 2011 BUDGET:** Bob Schuessler made the motion to approve the proposed 2011 budget as mailed to the membership on October 11, 2010, seconded by Gary Whigham and passed unanimously.
- C. APPROVE MULCH PROPOSAL:** Three proposals were presented to the Board ranging in price from \$10,880 to \$13,170. Since the Board was pleased with the results of the earthwise mulch which was used last year, provided by our landscape contractor Florida Scapes, Bob Schuessler made the motion to award the contract to Florida Scapes at a negotiated cost of \$10,000 if approved or with a not to exceed cost of \$10,880. Motion was seconded by Gary Whigham and passed unanimously.
- D. APPROVE TREE TRIMMING PROPOSAL:** Four proposals were presented to the Board for consideration with pricing ranging from \$5199 to \$8951 for trimming all the trees including the oak trees on the property. John Murphy made the motion to award the contract to Tri Brothers at a negotiated cost of \$5000 if approved or with a not to exceed cost of \$5380, seconded by Gary Whigham and passed unanimously.
- E. DISCUSS GAS GRILLS PROPOSALS:** John Murphy led the discussion on the merits and pricing of a gas grill cooking area, similar to one of the areas at Harbour Isle West. The discussion led to the formation of a Grill Committee to be comprised of Erika Ganzi, Megan Elam and Carol Harwood. John Murphy made the motion to accept the concept of installing three gas commercial-grade grills, not to exceed \$7000, and to formally accept the Grill Committee members to discuss the details of the installation to report back to the Board, seconded by Bob Schuessler and passed unanimously.
- F. RATIFY 2009 AUDIT:** Bob Schuessler made the motion to ratify the 2009 audit which has been available to all owners since October 1, and authorized the insertion of a vote to the membership (to be included with the 2nd mailing of the Annual meeting) to waive the full audit for 2010 and 2011 and conduct a "Review" which was suggested by the Association's CPA, John Murphy seconded the motion and it passed unanimously.
- G. RATIFY COMCAST CABLE CONTRACT:** The Board has been negotiating with Comcast to reduce the annual escalator from 8% to 5%; to bill for lesser units than 288 in three successive years to assist with budgeting and to increase programming options with the bulk cable contract. The Board is also looking to receive a \$7200 rebate when a new contract is signed. Bob Schuessler made the motion to approve the new contract contingent upon the release of Harbour Isle East's 288 units in the Harbour Isle Property Maintenance Association's current contract with Comcast, seconded by James Elam and passed unanimously.
- H. DISCUSS INSURANCE OPTIONS:** Tequesta Agency submitted a proposal from Sunshine Insurance which has now become an option in lieu of the Citizens' Insurance policies for the first time in several years. Much discussion ensued relative to the age of the Sunshine Agency, deductible differences, appraisal amounts, etc. and John Murphy suggested an insurance workshop be scheduled in two weeks to discuss in detail.

I. SATELLITE DISH DISCUSSION: The Board was notified that a request for satellite dish installation from a homeowner on the ground floor in building 6 was received. TCI, the approved installer for DirecTV, had submitted specifications for installation. They are now able to provide a single dish, per building, to be installed on a pole mount in the A/C alcove. It was further understood that installations would be made only on an as requested basis. Therefore, at this time, there would be one dish at building 6. Any owner requesting dish hookup would be billed \$150 direct and nothing is required of the Association. FCC rulings indicate Associations must allow satellite dish installation however give the Association the ability to determine the best possible location. John Murphy made the motion to allow the installation of the dish at building 6 with Association guidance, seconded by Bob Schuessler. All future requests must still be presented to the Board to keep an accurate accounting of the number of dishes on the property. At worst case scenario, a total of 12 dishes could be erected. The Board also discussed the need to screen the poles with landscaping.

J. RULES AND REGULATIONS DISCUSSION: Bob Schuessler made the motion to approve as submitted and modified at the Board meeting, seconded by James Elam and passed unanimously. Management will order new signage for the Fitness Room, Pool and Tennis Court areas. A copy of the Rules and Regulations will be posted on the HIE website for residents' information.

VII. OTHER BUSINESS:

Questions pertaining to the status of the 558 were posed. President Murphy reported a meeting with all parties is scheduled for next week. Owners will be apprised as information becomes available.

VII. ADJOURNMENT: Bob Schuessler made the motion to adjourn the meeting, seconded by James Elam and passed unanimously. The meeting adjourned at 7:48 p.m.

Respectfully Submitted,

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