



**HARBOUR ISLE AT HUTCHINSON ISLAND EAST
CONDOMINIUM ASSOCIATION INC**

6A Harbour Isle Drive East
Fort Pierce, Florida 34949
Phone 772-595-3660 * Fax 772-595-8809

**ANNUAL MEETING MINUTES
JANUARY 25, 2010
6:00 P.M. HARBOUR ISLE EAST CLUBHOUSE**

- I. **Determination of a Quorum:** Chairman John Murphy confirmed a quorum of 154 present by proxy and/or in person. Mr. Murphy also introduced the 2009 Board of Directors present: Lee Lassiter, Robert Schuessler, Lynn Sloan, Absent: Gary Whigham. Mr. Murphy also introduced Steve and Nadine Inglis, President and Vice President of Bristol Management Services; Deborah Ross, Association Attorney; Officer Spotts, from the Ft. Pierce Police Department. Mr. Murphy also recognized Annette Sanniota, Manager and Maria Lassiter, Administrative Assistant both with Bristol Management and Harbour Isle East maintenance staff Nathan Wyatt and Greg Tison. Mr. Murphy thanked Jennifer Kerrigan who organized the hors d'oeuvres and refreshments for the members' meeting.
- II. **Election Committee Announced:** Chairman Murphy introduced the Election Committee consisting of Jennifer Kerrigan and Lori Anthony, assisted by Nadine Inglis. Having had no additional ballots from the floor, Chairman Murphy directed the election committee to begin counting.
- III. **Welcome and Introduction:** Association Attorney Deborah Ross gave a brief overview of events relating to water intrusion investigation efforts and reported the prognosis was positive. Officer Spotts' presentation was made in an effort to reignite the Harbour Isle East crime watch campaign. The community is very safe and secure as a whole. Annette Sanniota presented the Manager's Report which included the Roundabout Update prepared by Tom Stanley and urged all residents to attend the 2010 Annual Meeting of the Ft. Pierce South Beach Association scheduled for February 11, 2010. (The manager's report is attached as part of the minutes). Bob Schuessler made the motion to accept the manager's report as presented, seconded by Lee Lassiter and passed unanimously.
- IV. **Call to Order:** The meeting was called to order at 6:25 p.m.
- V. **Proof of Notice:** Annette Sanniota confirmed the meeting notices were mailed and posted in accordance with Florida Statute, affidavits attached and notarized.
- VI. **Year End Financial Report:** Steve Inglis presented the 2009 year end financial report on behalf of Gary Whigham, Treasurer who was absent due to illness. The financial condition of the Association is very good with a year end loss of \$23,695. This is due in part to attorney fees and engineering fees not budgeted for the water intrusion investigation. Foreclosure numbers are steady and the Association has a line item for Bad Debt. The reserve account is now at \$200,000 and continues to grow monthly by almost \$11,000. Overall, the Association is in good stable financial condition. Bob Schuessler made the motion to approve the year end financial report as presented, seconded by Lee Lassiter, and passed unanimously.
- VII. **Approval of Minutes of 2009 Annual Meeting:** Lee Lassiter made the motion to waive the reading of the 2009 Annual Meeting minutes and approve as submitted, seconded by Bob Schuessler and passed unanimously. Minutes are attached.
- VIII. **Announce 2010 Board of Directors:** Election results in, Chairman Murphy announced the two candidates who won the election: Gary Whigham and Frank Maffei.



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- IX. **Announce Results of Amendments Vote:** Chairman Murphy read the results of the vote of the three amendments. **Amendment 1** to Section 10.11 of the Declaration of Condominium requiring the payment of a working capital contribution upon a resale of a unit **FAILED** with 138 voting YES and 39 voting No. **Amendment 2** to Section 12.1 of the Declaration of Condominium to provide a maximum of (2) two permanent occupants per bedroom **PASSED** with 146 voting YES and 26 voting NO. **Amendment 3** to Section 13.2.3 to the Declaration of Condominium to provide for the payment of rent directly to the Association in the event of an owner's delinquency **PASSED** with 150 voting YES and 22 voting NO.
- X. **Adjournment:** Lee Lassiter made the motion to adjourn the meeting at 7:12 p.m., seconded by Bob Schuessler and passed unanimously

Respectfully submitted,

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