



**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 31, 2011
6:00 P.M. HARBOUR ISLE EAST CLUBHOUSE**

- I. **Determination of a Quorum:** Chairman John Murphy confirmed a quorum of 153 present by proxy and/or in person. Mr. Murphy also introduced the 2010 Board of Directors present: Lee Lassiter, Robert Schuessler, Gary Whigham and Jim Elam. Mr. Murphy also introduced Steve Inglis, President of Bristol Management Services; Wil Murphy, Association Litigation Attorney; and recognized Annette Sanniota, Manager and Dawn Atwood, Administrative Assistant both with Bristol Management. Chairman Murphy also thanked Harbour Isle East Maintenance staff, Nathan Wyatt and Greg Tison.
- II. **Call to Order:** The meeting was called to order.
- III. **Welcome and Introduction:**
 - A. **Association Attorney Presentation Re: 558 Status:** Wil Murphy introduced himself and gave a brief recap of the 558 claim the Association has against the Developer. Due to the nature of the presentation, the minutes will be intentionally brief to maintain the confidentiality of the subject matter. There was a question answer period where owners had the opportunity to address the Attorney with relevant questions.
 - B. **Manager's Report:** Annette Sanniota, LCAM, presented the Manager's Report which is attached to these minutes. On a motion made by Lee Lassiter to approve the Manager's Report as presented, and a second by Bob Schuessler, the Manager's Report was unanimously approved. Chairman Murphy commented that we are aggressively pursuing liens and garnishment where necessary to manage delinquencies. He also commented that owners should be cognizant of rules violations and refrain from same to keep the community looking beautiful. Chairman Murphy reminded pet owners to pick up and properly dispose of pet waste.
- IV. **Proof of Notice:** The Manager confirmed the notices were mailed in accordance with Florida Statutes.
- V. **Year End Financial Report:** Treasurer James Elam reported at year end, 2010, HIE reserve account had accumulated a total of \$318,000 and began the year at \$191,000. He noted overall financial condition as good with approximately 14 units in foreclosure. Management of bad debt is being handled expertly and report is on file. Bob Schuessler made the motion to approve the Treasurer's Report as presented, seconded by Lee Lassiter and approved unanimously.
- VI. **Approval of Minutes of 2010 Annual Meeting:** Lee Lassiter made the motion to approve the minutes as posted on the website, seconded by Bob Schuessler and passed unanimously.
- VII. **Announce 2011 Board of Directors:** Because there were three vacancies and only three candidates, there was no election. The 2011 Board of Directors are as follows: John Murphy, Bob Schuessler, Lee Lassiter, Gary Whigham and James Elam.



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- VIII. **Old Business:** The membership voted to approve by limited proxy the recommendation from the Association's CPA to have a Year End Review completed by a Certified Public Accountant in lieu of a full Audit for years 2010 and 2011, with a full Audit to be conducted for year 2012. This vote passed with 131 owners voting FOR and 9 voting AGAINST.
- IX. **New Business:** An owner suggested recycling. The Board asked him to investigate.
- X. **Adjournment:** Lee Lassiter made the motion to adjourn the meeting at 7:17 p.m., seconded by Bob Schuessler and passed unanimously.

Respectfully submitted,

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