



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

Budget Meeting

Monday, November 21, 2016

Minutes

1. CALL TO ORDER:

- Treasurer Walter Dinneen called the meeting to order at 6:00 p.m. The pledge of Allegiance was recited.

2. ROLL CALL/ESTABLISH A QUORUM OF BOARD MEMBERS:

- The Board was polled. Board members present were Secretary Alan Goodhard, Treasurer Walt Dinneen, Director Richard Holmes, Director Elvis Rodriguez and Director Walter Lynch. President Karl Tutt and Vice President Annette Sannioti were absent due to illness. Also present were Marlene Medina and Julie Lynch representing FirstService Residential. There were 25 residents present. A quorum was established.

3. PROOF OF NOTICE:

- Notice was posted on November 3, 2016 in accordance with Florida Statutes 718.

4. APPROVAL OF MINUTES:

- On a motion made by Alan Goodhard and a second by Elvis Rodriguez, the Board voted unanimously to waive the reading of the August 29, 2016 Board meeting minutes and the October 12, 2016 Budget Workshop Minutes and accept as posted on the website. Motion passed unanimously.

5. PRESIDENT'S REPORT:

- There was no President's Report presented.

6. VICE PRESIDENT'S REPORT:

- There was no Vice-Presidents's report presented.

7. SECRETARY'S REPORT:

- There was no Secretary's report presented

8. TREASURER'S REPORT:

- Walt Dinneen presented the Treasurer's report. Walt discussed the proposed 2017 Budget. He addressed income, expenses, operating cash and reserves. Walt informed the membership that YTD total expenses were \$1,057k against a budget of \$1,062k resulting in being under budget by \$4,129. Operating cash after accounts payable is \$235k which was the goal of maintaining 2 months of operating cash on hand at all times. Walt informed the membership that Reserves were now at \$1.134 million and that the goal in 2017 was to increase reserves by 3% to account for inflation and to boost reserves for the years ahead. The monthly contribution to reserves in 2017 will be \$15,620. Walt explained that continuous financial improvement was the goal for 2017 to improve our cash position, increase reserves, cut expenses and continuous review of our vendors, products and services. Walt advised that the Reserve and Operating Fund accounts had been allocated to a higher rate FDIC insured Money Market accounts and CD's, which will earn approximately \$10K in interest for 2017. The Line of credit of \$250k was also renewed. Therefore because of the continuous financial improvements there will be no increase in maintenance and rates will remain at \$1210.00 per quarter for 2017. Walt informed the members that property improvements are ongoing with the installation of new lighting and the refreshing and renewing of our landscaping, with new plants, sod and lava rock. These improvements will continue into the New Year.

9. MANAGER'S REPORT:

- Marlene Medina presented the Manager's Report (On file).

10. NEW BUSINESS:

- A motion was made by Elvis Rodriguez and a second by Walter Lynch to approve the proposed 2017 Budget. Motion carried unanimously.
- A motion was made by Alan Goodhard a second by Elvis Rodriguez to cancel the UGMO contract. Motion carried unanimously.
- A motion was made by Walt Lynch and a second by Elvis Rodriguez to approve the new CD bank accounts. Motion carried unanimously.

11. MEMBERSHIP SEGMENT:

- Areas of concern addressed by the membership was the millipede control particularly at building 38, Royal Green pest control will be contacted about this issue. A resident requested the garage area be pressure washed, this will be added to the maintenance staff's regular schedule, and finally a member queried the lack of life preservers at the seawall area, this issue was brought up at a previous meeting and the attorney and insurance company advised against it due to liability concerns.

12. ADJOURNMENT:

- Walter Dinneen moved the meeting to be adjourned, seconded by Walter Lynch and passed unanimously. The meeting adjourned at 6:35 p.m.

13. NEXT BOARD MEETING:

- There will be no BOD meeting in December, the next meeting will be the Annual Meeting on January 23rd, 2017 at 6PM in the HIE clubhouse.

Respectfully submitted,
Julie Lynch
Administrative Assistant
For and on behalf of the Board of Directors

