



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

Board of Directors Budget Meeting

Monday, November 25, 2013

Minutes

I. CALL TO ORDER:

- President Lee Lassiter called the meeting to order at 6:07P.M.

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

- The Board was polled. Board members present were Lee Lassiter, John Murphy, James Elam, Erica Ganzi, Gary Whigham, Bob Schuessler and Stuart White. Also present representing Advantage Property Management were Lucky Shawver, Barbara Shea, Robert Comstock, Julie Lynch and Eric Vere, Property Manager and 49 residents were also present. A Quorum was established.

III. PROOF OF NOTICE:

- Notice was posted on November 11, 2013 in accordance with Florida Statutes 718. Affidavit of Mailing for Notice of Budget Meeting – November 9, 2013.

IV. APPROVAL OF MINUTES:

- On a motion made by Lee Lassiter and a second by John Murphy, the Board voted to waive the reading of the October 25, 2013 Board meeting minutes and accept as posted on the website. Motion carried unanimously.

V. PRESIDENT'S REPORT:

- The President's Report was deferred to Barbara Shea to present an overview of the Proposed 2014 Budget.

VI. TREASURER'S REPORT:

- There was no Treasurer's Report presented.

VII. SECRETARY'S REPORT:

- There was no Secretary's Report presented.

VIII. MANAGER'S REPORT:

- Eric Vere, Property Manager; reported on the following:
Unit Sales: 37-304 - \$185,000.00; 6-PH01 - \$200,000.00

Total Delinquent Accounts: 27

Total Foreclosures: 7

Total Outstanding Accounts Receivable: \$139,682.00

Bar Codes/Access Cards Secured: 10

Rental Demand Notices: 4

Presented Attorney's recommendation to approve the sale of 7-PH03

Guardhouse Post Orders updated and implemented

60-Day Annual Membership Meeting Notice to be mailed on 11/26/13

Submitted Proposed 2014 Budget to the Board. Recommending \$500.00/per unit Special Assessment and \$48.00/per quarter maintenance fee increase for Operating shortfall

Mitigation Area cleaned

Overgrown vegetation along the rip-rap canal area cleaned

Pressure washed exterior of Building 2A

- Lee Lassiter made the motion to approve the Manager's Report as presented, seconded by Jim Elam. Motion carried unanimously:

IX. **NEW BUSINESS:**

- Jim Elam made a security announcement which was addressed by Attorney and Resident Mr. Anthony Sciarrino in regards to a threatening letter received by Mr. Elam.
- **PROPOSED 2014 BUDGET/SPECIAL ASSESSMENT/QUARTERLY MAINTENANCE FEE INCREASE:** Barbara Shea, APM Chief Financial Officer; reviewed the Proposed Budget with the membership. Barbara also answered all questions and concerns from the members present. On a motion made by Lee Lassiter and a second by Erica Ganzi, the Board approved the Proposed 2014 Budget along with a Special Assessment in the amount of \$500.00 per unit, due on April 1, 2014. The Board also approved a quarterly maintenance fee increase of \$48.00 per unit, effective January 1, 2014. Motion carried unanimously.
- 7-PH03: A motion was made by Lee Lassiter and seconded by Erica Ganzi to approve the sale of 7-PH03. John Murphy and Stuart White abstained from the vote. Motion carried.
- 558 UPDATE: Gary Whigham presented an update and review of the 558 Lawsuit to the Board and membership. Gary explained there are four (4) depositions within the next 8 days and the mandated mediation date is December 19, 2013. Harbour Isle East is on the Court Docket for January 2014.

X. **RESIDENT SEGMENT:**

- A member requested that the Board of Director minutes on the HIE website be changed from an "on file" version to a full minutes version.
- A member requested that all security incidents be reported to the HIE office and Manager as soon as possible.

- A member requested an itemized list of all the names of the vendors and their costs in the repair of the AC units.
- Megan Elam complimented Eric Vere on his Patriotic attention-to-detail in lowering the property flag to half-staff.

XI. ADJOURNMENT:

- The next meeting will be the Annual Membership meeting to be held on Monday, January 27, 2014 at 6P.M. at the Clubhouse. A motion was made by John Murphy to adjourn the meeting. Motion was seconded by Erica Ganzi. Motion carried unanimously. The meeting adjourned at 8:15P.M.

Respectfully submitted,

Eric M. Vere, LCAM
Community Association Manager