



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

**Board Meeting**

Tuesday, March 19, 2019

Minutes

**1. CALL TO ORDER:**

- President Jay Sizemore called the meeting to order at 6:00pm. The Pledge of Allegiance was recited.

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

- The Board was polled. Board members present were President Jay Sizemore, Vice President Annette Sanniota, Treasurer Frank Briganti, Secretary Pat DelVecchio and Director Barney Horan. Also present was Manager Julie Lynch representing FirstService Residential. There were 23 residents present. A quorum was established.

**3. PROOF OF NOTICE:**

- Notice was posted on March 15, 2019 in accordance with Florida Statutes 718.

**4. APPROVAL OF MINUTES:**

- On a motion made by Annette Sanniota and a second by Pat DelVecchio, the Board voted unanimously to waive the reading of the February 11, 2019 BOD meeting minutes and accept as posted on the website.

**5. PRESIDENT'S COMMENTS:**

- President Jay Sizemore reminded the membership that the new pool furniture should be arriving within the next few weeks. Jay also informed the homeowners that there would be a meeting on Wednesday March 27<sup>th</sup> at the HIE Clubhouse between 5:30pm and 6:30pm with Zach Middlebrooks the Developer /Agent for Cumberland farms. Jay explained that the meeting was an informational meeting concerning the relocation of the present Cumberland farms to the new Harbour Isle Shoppes Plaza at 825 Seaway Drive. Jay explained that it would be a good forum for any concerned homeowners to have their questions and concerns addressed.

**6. COMMITTEE REPORTS:**

- Secretary Pat DelVecchio explained that at the BOD meeting on February 11, 2019 the Board approved the purchase of acoustic panels in the clubhouse at a cost not to exceed \$6700.00. The estimate we received from Sound Tech security was for \$6,699.76. After some research Pat was able to find the panels online with delivery at a cost of \$3762.78, therefore saving the Association \$2936.98. The panels will be installed by our maintenance staff and should reduce the poor noise quality by 44%.
- Pat DelVecchio discussed a recent incident where some vandalism had occurred in the ladies bathroom. Pat advise the membership that the Board were looking at various options to control unauthorized visitors at the pool and bathrooms. The options suggested were swipe card installed at the pool gates and at the door from the pool area to the bathrooms or an additional camera at the pool bathroom door area. Further investigation will be required as to costs and to make sure our homeowners would not be more inconvenienced with any new changes.

- President Jay Sizemore discussed the importance of unit owners making sure that any contractors doing work in their units have the proper permits in place, that they are licensed to do the particular task and that they are appropriately insured. This is particularly imperative because we are a condominium community and there is potential for a contractor/vendor to cause damage to a building or to other units in the building. In the event of a loss, the injured party, whether it be the association, the unit owner or neighboring unit owners, would be able to recover their loss from the contractor if the proper criteria has been met. President Sizemore advised that the Board will consult with the association Insurance company and legal counsel to address the best way forward and Management will implement a system to keep track of the required documentation contractors will need in order to work at Harbour Isle East.

## **7. NEW BUSINESS:**

- Treasurer Frank Briganti with a background in Insurance and the Board reviewed the Insurance proposals we had received from Marsh & McLennan Agency and Lott Insurance Services. Since the annual premium costs on both policies were extremely close and coverage was the same, based on the long standing relationship we have had with Tequesta Insurance, it was Frank's recommendation to renew the 2019 insurance policies with Tequesta Insurance. A motion was made by Frank Brigantine and a second by Barney Horan to approve the 2019 Insurance Renewal package from Marsh & McLennan Agency( formerly Tequesta Insurance; our current agent) at the annual premium of \$178,410.00. President Jay Sizemore requested a roll call vote. Voting yes were Barney Horan, Frank Briganti, Pat DeVecchio, Annette Sanniota and Jay Sizemore. The motion carried unanimously.

## **8. ADJOURNMENT:**

- Jay Sizemore moved the meeting to be adjourned, seconded by Annette Sanniota and passed unanimously.
- The meeting adjourned at 6:58pm.

Respectfully submitted,

Julie Lynch, LCAM  
For and on behalf of the Board of Directors