



**HARBOUR ISLE AT HUTCHINSON ISLAND EAST
CONDOMINIUM ASSOCIATION, INC.
6A Harbour Isle East Drive, Fort Pierce, Florida 34949
Board Meeting Minutes
TUESDAY, JANUARY 9, 2024 at 6:00p.m. in the HIE Clubhouse**

I. CALL TO ORDER:

- Board Vice President, Mike Wallace called the meeting to order at 6:00p.m. The pledge of Allegiance was recited.

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

- The Board was polled. Board members present were Board Vice President, Mike Wallace, Treasurer, Tim Donovan, Secretary, Carol Kamhawy and Director Gary Mitchell. Board President Michael Hucks was absent due to being ill. Also present was Community Association Manager for Harbour Isle East, Dawn Atwood. There were 40 other residents present for the Board Meeting. Four Board Members answered present; therefore, a quorum was established.

III. PROOF OF NOTICE:

- Dawn Atwood reported that notice for this meeting was duly posted on January 4, 2024 meeting the requirements of Florida Statute 718.

IV. APPROVAL OF MINUTES:

- A motion was made by Gary Mitchell to waive the reading of the September 26, 2023, Board Meeting Minutes and November 6, 2023 Budget Adoption Meeting Minutes and to accept and approve those minutes as presented and submitted in the January 9, 2024 Board Meeting Packages. The motion was seconded by Carol Kamhawy. The motion passed unanimously.

V. PRESIDENT'S COMMENTS: Board Vice President, Mike Wallace commented that Board President, Michael Hucks was unable to attend the meeting because he was ill and that he would be presiding over the meeting. An announcement was made that the January 9, 2024, Board Meeting was the last meeting for the current board. Board Member Gary Mitchell was thanked and applauded for his service on the board and it was announced that Carol Kamhawy would continue forward on the board for the 2024/2025 term. New Board Member, Rick Sarlo was introduced and confirmed his term on the board for the 2024/2025 term would start on January 16, 2024.

VI. NEW BUSINESS:

- Approve Change of Insurance Record of Agent for 2024 Insurance Renewals: A motion was made by Mike Wallace that the Harbour Isle East Board of Directors approve the termination of the Association's current insurance agent IOA Insurance and to retain USI Insurance Services National, Inc. as the new Insurance Record of Agent for Harbour Isle East's insurance affected March 31, 2024. The motion was seconded by Carol Kamhawy. Board discussion ensued pertaining to the significant increases in insurance, limited options and timing to be able to obtain quotes. The motion passed unanimously.
- Approve Pool Geothermal Loop Inspection and Repair Quote: A motion was made by Mike Wallace that the Harbour Isle East Board of Directors approve quote #q11022, submitted by Symbiont Service Corp. in the amount of \$25,000 to inspect, perform a leak detection examination, make repairs and provide labor for the pool geothermal heat loop, that is submerged in the pond and heats the pool. Funds to be appropriated from the reserve fund and is included as a reserve expenditure in the HIE Reserve Study. The motion was seconded by Carol Kamhawy. Board discussion ensued. Board Member, Tim Donovan discussed and explained the details of the loop system and quote. The motion passed unanimously.

- c. Approve 1 Year Landscape Contract Renewal: A motion was made by Mike Wallace that the Harbour Isle East Board of Directors approve a 1-year renewal contract with Lucky Landscape in the amount of \$97,867.03 for the landscape services for January 1, 2024 to December 31, 2024. The motion was seconded by Carol Kamhawy. Board discussion ensued. Board Member, Mike Wallace discussed and explained that the contract was vetted by the Association Attorney and his recommended verbiage was added to the contract. The motion passed unanimously.
- d. Appoint Clubhouse Interiors Committee: A motion was made by Tim Donovan that the Harbour Isle East Board of Directors approve to create a Clubhouse Interiors Committee for the purpose of reaching, design & material concepts, furniture replacement concepts and making recommendations for changes to the HIE Board of Directors for the Harbour Isle East Clubhouse House. Tim further motioned that the Harbour Isle East Board of Director's appoint Janice Sizemore, Lori Power, Jody Dugan, Patti Horan, Maggie Smith, Linda Durso and Jane Roberts as committee members and that the Clubhouse Interiors Committee be disassembled after completion of recommendation have been made to the HIE Board to review and vote on. The motions were seconded by Carol Kamhawy. Board Discussion ensued on how the need of the committee was created and the addition of two other members that volunteered that were in the meeting audience. The motions passed unanimously.
- e. Appoint Social Committee Officer Appointments & Social Committee Members: A motion was made by Tim Donovan that the Harbour Isle East Board of Director's accept the Social Committee appointments of 2024 Officers as being: Chair, Janice Sizemore; Co-Chair, Lori Power; Treasurer, Mandy Howell and Secretary, Tom Manuel. Tim further motioned that the Harbour Isle East Board of Director's accept the 2024 Social Committee Members as being: Anna Gaeta, Barbara Resta, Bunny Dorerty, Jody Dugan, Jackie Trask, Lorraine Mazzo, Maggie Smith, Marcelle Spohn, Marilyn Murphy, Mary Laubenstein, Susie Delvecchio, Walter Smudzinski and Wendy Diotte. The motions were seconded by Carol Kamhawy. The motions passed unanimously.
- f. Accept Social Committee Member Resignations: A motion was made by Tim Donovan that the Harbour Isle East Board of Director's accept the resignations of Virginia Ash and Jean Mendez from the Harbour Isle East Social Committee. Carol Kamhawy seconded the motion. The motion passed unanimously.
- g. Approve Violation Fines: A motion was made by Mike Wallace that the Harbour Isle East Board of Director's impose the following fines for infractions of the Harbour Isle East Rules & Regulations: The motions were seconded by Carol Kamhawy.
 - a. A fine in the amount of \$100 issued to unit 10-206 for breaking the Harbour Isle East Rules and Regulation regarding not being permitted to smoke on the residential catwalks / walkways and in front of units. Board discussed ensued. A Board Member Roll Call Vote was taken. For the imposition of the \$100 fine were: Mike Wallace, Gary Mitchell and Carol Kamhawy. Against imposing the \$100 fine was: Tim Donovan. Imposing of the fine passed with a 3 to 1 vote.
 - b. A fine in the amount of \$300 issued to unit 8-101 for defacing and damaging the HIE Tennis Courts. The motion to impose a \$300 fine passed unanimously.

VII. AJOURNMENT:

- Mike Wallace made a motion to adjourn the meeting at 6:58pm.

Respectfully submitted

Carol Kamhawy, Board Secretary

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