



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

Board Meeting

Monday, April 25, 2016

Minutes

1. CALL TO ORDER:

- President Karl Tutt called the meeting to order at 6:01 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 President Karl Tutt, Secretary Annette Sanniota, Treasurer Walt Dinneen, Director Alan Goodhard, Director Elvis Rodriguez and Director Walter Lynch. Vice President John Murphy was absent. Also present was Dawn Atwood representing FirstService Residential. There were 30 residents present. A quorum was established.

3. PROOF OF NOTICE:

- Notice was posted on April 21, 2016 in accordance with Florida Statute 718.

4. APPROVAL OF MINUTES:

- A motion was made by Walter Lynch to waive the reading of the March 21, 2016 Board meeting minutes and accept as presented and posted on the website. The motion was seconded by Annette Sanniota. The motion passed unanimously.

5. PRESIDENT'S REPORT:

- Karl Tutt presented the President's report. Karl thanked residents John Orme and Pat Delvecchio and all the members who participated in the bowling league making it a great success. He also thanked Jean Mendes for her excellent work on the community newsletter and her commitment to the newly formed Orientation Committee. He also thanked the other members of this committee Linda Durso, Carolyn Greene, Debbie Goodhard and Dawn Lamb for their hard work and participation to make new owners and renters feel welcome and informed. He finished his report by giving a special tribute to long time maintenance person Greg Tison. Karl announced Greg's departure from Harbour Isle East to pursue a career using his newly achieved Contractors License. He thanked him for the 7 years of service and commented that Greg had always been a polite, courteous and knowledgeable person and asked members to wish him well in his new endeavors.

8. TREASURER'S REPORT:

- Walt Dinneen presented the Treasurer's report. Walt advised the membership that the Association's financial position was in excellent status and that the Association Reserves were at the best ever with a reported 1.043 million currently in Reserves. He reported on the March Financials and the Association's cash flow, reporting the Association was in a good position. He then updated the membership on the current delinquency status, reporting it was at an all-time low at approximately \$28,000 and consisted of 4 delinquent owners. He ended his report by commending Secretary Annette Sanniota for her contributions and focus on keeping the HIE delinquencies low.

9. MANAGER'S REPORT:

- Dawn Atwood presented the Manager's Report (On file).

10. NEW BUSINESS:

- **Increase Fidelity Insurance Limits for \$500,000 to \$1,500,000:** Board discussion ensued pertaining to increasing the limits to the current Fidelity Insurance Policy. The Board informed the membership that due to the increased amount in the Reserves this limit needed to be increased and that the cost difference was low costing approximately an additional \$369.00 annually. A motion was made by Annette Sanniota to increase the Fidelity Insurance limits from \$500,000 to 1,500,000. The motion was seconded by Walt Dinneen. The motion passed unanimously.
- **Increase HIE Visa Credit Card Limit to \$3,000.00:** With continual projects commencing on the property the Board opted to increase the current HIE credit card limit from \$850.00 to \$3,000.00. Walt Dinneen made a motion to increase the HIE credit card limit to \$3,000.00. The motion was seconded by Elvis Rodriguez. The motion passed unanimously.
- **Impose Ban on Fish Cleaning at the Carwash:** The Board discussed recent issues and incidents pertaining to boaters cleaning fish at the HIE Carwash and even throwing away fish parts in the HIE building dumpsters. They reported several complaints had been lodged pertaining to the smell, the attracting of animals and the people not cleaning up after their selves. A motion was made by Karl Tutt to ban the cleaning of fish at the carwash. The motion was seconded by Walt Dinneen. The motion passed unanimously.
- **Impose Ban on Golf Carts on the Property:** Recently, there have been inquiries pertaining to allowing golf carts on the property and in the community. This prompted the Board to review the current documents and rules and regulations pertaining to golf carts. Discussion ensued pertaining to the potential issues allowing these vehicles on the property may cause, such as, liability to the Association, parking and parking space issues, cart charging issues and the fact these vehicles are not registered, licensed and insured. Karl Tutt made a motion to ban golf carts and any other vehicles not registered, licensed, insured or operated by a licensed driver from the property. The motion was seconded by Walter Lynch. The motion passed unanimously. The golf cart rule change will be addressed in further detail and ratified at the next Board meeting.

11. MEMBERSHIP SEGMENT:

- Areas of concern addressed by the membership were the newly installed fountain and the overspray on vehicles. Walter Lynch addressed this by reporting the spray head on the fountain would be changed to create a smaller spray area. He reported if that did not solve the issue option number two would be to purchase an anemometer wind controller that would shut off the circuit when the wind reaches a certain level. Owners also commented on the lack of guest parking spaces at the buildings. The board reported this was the original design and layout from the developer and at some buildings continues to be an issue. Recommendations were made that any owner that has multiple vehicles and or leaving a vehicle for an extended period of time to please move those vehicles to areas with additional parking. Other comments included boat cleaning at the carwash and discussion of the original carwash area and reasons it was moved years ago.

12. ADJOURNMENT:

- A motion was made by Walt Dinneen to adjourn the meeting at 7:08 p.m. The motion was seconded by Annette Sanniota. The motion passed unanimously.

Respectfully submitted,
Dawn Atwood LCAM
For and on behalf of the Board of Directors