



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

**Board Meeting**

Monday October 2, 2017

**Minutes**

**1. CALL TO ORDER:**

- Vice-President Annette Sanniota called the meeting to order at 6:00 p.m.

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

- The Board was polled. Board members present were Vice-President Annette Sanniota, Secretary Walter Lynch, Treasurer Elvis Rodriguez, and Director Pat Del Vecchio was present via teleconference. President Jay Sizemore was absent. Julie Lynch was also present representing FirstService Residential. There were 30 residents present. A quorum was established. The pledge of allegiance was recited. Vice President Annette Sanniota called for a minute of silence for the victims of Hurricane Irma and the Tragic events in Las Vegas.

**3. PROOF OF NOTICE:**

- Notice was posted on September 28, 2017 in accordance with Florida Statutes 718.

**4. APPROVAL OF MINUTES:**

- On a motion made by Pat Del Vecchio and a second by Elvis Rodriguez the Board voted unanimously to waive the reading of the August 2, 2017 Board meeting minutes and accept as posted on the Harbour Isle East Website.

**8. TREASURER'S REPORT:**

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Elvis Rodriguez presented the Treasurer's report. Elvis discussed the purchase of the two CD agenda items, interest rates on both were very competitive resulting in increased revenue to the association. Elvis explained that one of the CDs will be purchased through FirstService Financial and the second with Oculina Bank thereby establishing a relationship with our local bank. Elvis explained that the Board is currently reviewing vendors and costs to reduce expenses, consolidate services, to improve our cash on hand and reserves, and to place our association in a much stronger financial position in 2018. A motion was made by Walter Lynch to accept the Treasurer's Report seconded by Pat Del Vecchio and passed unanimously.

**9. MANAGER'S REPORT:**

- Julie Lynch presented the Manager's Report (Attached as part of the minutes).



#### 10. NEW BUSINESS:

- A motion was made by Walter Lynch to ratify and approve the refurbishment and repair of the pool and spa with Aquatic Surfaces at a cost of \$36,770.00, seconded by Pat Del Vecchio and passed unanimously.
- A motion was made by Elvis Rodriguez to ratify and approve the installation of a poolside hot water shower with Premier plumbing at a cost of \$3458.00, seconded by Pat Del Vecchio and passed unanimously.
- A motion was made by Elvis Rodriguez to ratify and approve the installation of a closed loop pool water source system in the pond and the replacement of 3 Geo-Thermal Pool Heat/Cool units by Symbiont at a cost of \$52,295.00, seconded by Walter Lynch and passed unanimously.
- A motion was made by Pat Del Vecchio to approve the purchase of a \$240,000.00 24 Month CD at 1.7% with Morgan Stanley (through FirstService Financial), seconded by Walter Lynch and passed unanimously.
- A motion was made by Walter Lynch to approve the purchase of a 24 month \$100,000.00 CD at 1.7% with Oculina Bank, seconded by Elvis Rodriguez and passed unanimously.

#### 11. MEMBERSHIP SEGMENT:

- Areas of concern addressed by the membership were the use of generators during Hurricane Irma, this issue will be addressed with the area Fire Captain & Fire Inspector for safety concerns and possible fire code violations, a resident inquired about having a generator at each building for elevator use, this is also a possible fire code issue as well as having safety, liability, installation and maintenance cost concerns. Members inquired about installing a generator and ice making machine in the clubhouse. Vice President Annette Sanniota reminded the members that this is an evacuation area and all members need to be following evacuation orders for their health and safety. A resident inquired about the failure of the onsite life station (sewage removal). FPUA who own & maintain the lift station have informed us that the HIE Lift station is alarmed onsite and remotely at FPUA central. They also supply portable generators and portable pumps for this situation. A resident inquired why certain vehicles were not being towed, Management advised that certain protocol and procedures need to be followed before we can tow, generally the offender has rectified the situation before towing is enforced. We had 4 vehicles in question, as of October 9, two vehicles were towed from the property, one vehicle was repaired by its owner and the 4<sup>th</sup> vehicle was removed by the owner. A resident inquired about having the main floor entrance to each building re-decorated with a stamped painted concrete effect similar to the look at Harbour Isle West. Management will get estimates for the project with a view to further discussion. Residents also complained about some minor water intrusion possibly through the window frames. Management advised that we are currently getting estimates for pressure cleaning the exterior of all building and the re-caulking of windows that may require it. A member inquired about the cleanup of debris washed up from Hurricane Irma at the mitigation area and seawall near buildings 3 & 4. Our maintenance staff will clean the rocky area and repair the erosion near the seawall. Ideal landscaping will clean the mitigation area on their next scheduled cleanup, which will be in November. Residents are reminded that only home owners can attend and speak at BOD meetings.

**12. ADJOURNMENT:**

- Walter Lynch moved the meeting to be adjourned, seconded by Elvis Rodriguez and passed unanimously. The meeting adjourned at 6:50 p.m.

Respectfully Submitted

Julie Lynch LCAM

For and behalf of the Board of Directors



## MANAGER'S REPORT

### OCTOBER 2, 2017

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A. **POOL AREA :** We have started the pool refurbishment and repairs which should take approximately another two weeks to complete, the project includes:

1. Repairing the pool leaks
3. Repair or replace any damaged underwater pool lights
4. Acid washing & resurfacing the pool & spa
5. Replace the tile in pool & spa
6. Replace 3 Geo-Thermal pool heat/cool units
7. Install a closed loop water source system in the pond
8. Install warm water shower

When pool repairs are complete we will pressure wash entire pool deck and patio furniture.

B. **LANDSCAPING** After Irma, we lost 4 oak trees and several buttonwood trees, we will replace these with some type of Palm trees which will stand up well in hurricane conditions. According to the landscaper most of the browned foliage and palm trees damaged from the winds and salt will recover, some may not which we will replace, it will take extra fertilization and time to see the results

C. **ROOFS:** Crowther roofing will be here for a few weeks to replace the many roof tiles we lost, some on every building, they will also repair the smaller leaks in buildings 3, 5, 9 & 38 and two larger leaks in buildings 4 & 7.

D. **MAINTENANCE STAFF:** A huge thank you to Jason & Brian for all their hard work before, during and after the storm. It was a big relief to myself, the board and residents that Jason stayed on property for the duration of the storm to assist the residents etc.

### SALES AND RENTAL REPORT August/September 2017:

3-304      \$304,000.00

5-102      \$290,000.00

38-PH02   \$269,900.00

10-PH03 Annual lease \$1600.00