



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

**Budget Meeting**

Monday, November 13, 2017

Minutes

**1. CALL TO ORDER:**

- President Jay Sizemore called the meeting to order at 6:00 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 Jay Sizemore, Secretary Walter Lynch, Treasurer Elvis Rodriguez and Director Pat Del Vecchio. Vice President Annette Sanniota was absent due to illness. Also present was Julie Lynch representing FirstService Residential. There were 35 residents present. A quorum was established.

**3. PROOF OF NOTICE:**

- Notice was posted on October 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 October 2, 2017 Board meeting minutes and the October 22, 2017 Budget Workshop Minutes and accept as posted on the website. Motion passed unanimously.

**5. PRESIDENT'S REPORT:**

- President Jay Sizemore discussed the completed pool repairs and refurbishment, Jay expressed that they were very much needed and he was very happy with the results. Jay informed the membership that the costs for the pool project have been paid from the Reserve Accounts. Jay informed the members that smaller landscape projects were in progress. Jay discussed the carpet replacement for the gym, advising the members of the cost of new carpet versus the cost of a more suitable gym type flooring material. A sample of the flooring was provided to the members. Members were advised the funds for this project would also come from Reserves.

**6. .TREASURER'S REPORT:**

Elvis Rodriguez presented the Treasurer's report. Elvis discussed the proposed 2018 Budget. Elvis explained that the Board has worked diligently; reviewing vendors and costs throughout 2017, in order to reduce expenses, consolidate services and place the association in a strong financial position for 2018. Elvis explained that some expenses on the 2018 proposed budget are higher and unavoidable, such as FPUA with a 3% increase for water and a 15% increase for trash. Property insurance costs will also increase by 5%. We also have contractual increases for Comcast and a 3% increase for Ideal Landscaping. Elvis explained that we have decreased our Telephone expense by 50% by replacing our elevator and fire alarm telephone service from landlines to cellular service and switching the office & guardhouse phone service from Windstream to Comcast. Elvis also explained that we are approximately \$40,000.00 over budget year to date on water costs for increased irrigation usage, caused in part by the plant replacement project and the unusually dry summer season. The association will cut back on irrigation in an effort to recoup some of those costs. Elvis explained that the Board recently purchased 2 new Reserve funded CDs; one with Morgan Stanley through FirstService Financial and one with our local Oculina Bank, both with the best interest rates available. Therefore there will be will be no increase in 2018 dues; maintenance will remain at \$1210.00/quarter for unit owners and an additional \$194.00/quarter for garage owners. Elvis thanked President Jay Sizemore, Property Manager Julie Lynch and Finance committee members Walt Dinneen and Alan Goodhard for their help in preparing the 2018 budget.

**9. MANAGER'S REPORT:**

- Julie Lynch presented the Manager's Report (On file).

**10. NEW BUSINESS:**

- A motion was made by Elvis Rodriguez and a second by Walter Lynch to approve the proposed 2018 Budget. Motion carried unanimously.
- A discussion ensued about replacement of the fitness room carpet with a gym type flooring material. Members of the architectural review committee requested that they would like to view it at a location where it is installed and to make further inquiries about warranties. A motion was made by Pat Del Vecchio and a second by Elvis Rodriguez to table the replacement of the fitness room carpet to another date. The motion passed unanimously.

**11. MEMBERSHIP SEGMENT:**

- Suggestions from the membership were to ban smoking in the pool area, an additional bicycle for the gym and extra recycling bins for each building. Many members expressed their thanks and appreciation for the pool area repairs and refurbishment. There was a round of applause to the Board for getting this project completed. The members are very pleased with the results.

**12. ADJOURNMENT:**

- Walter Lynch moved the meeting to be adjourned, seconded by Pat Del Vecchio and passed unanimously. The meeting adjourned at 6:54 p.m.

Respectfully submitted,  
Julie Lynch  
Property Manager  
For and on behalf of the Board of Directors

