

**HARBOUR ISLE AT HUTCHINSON ISLAND EAST**

**CONDOMINIUM ASSOCIATION, INC.**

**Board Meeting**

Monday, October 14, 2019

Minutes

1. **CALL TO ORDER:**

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

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

* The Board was polled. Board members present were President Jay Sizemore, Vice President Annette Sanniota, Treasurer Barney Horan, Secretary Pat DelVecchio and Director Frank Briganti. Also present was Manager Julie Lynch representing FirstService Residential. There were 24 residents present. A quorum was established.

1. **PROOF OF NOTICE:**

* Notice was posted on October 9, 2019 in accordance with Florida Statutes 718.

1. **APPROVAL OF MINUTES:**

* On a motion made by Barney Horan and a second by Frank Briganti, the Board voted unanimously to waive the reading of the October 8, 2019 Budget Workshop minutes and accept as posted on the website.

1. **PRESIDENT’S COMMENTS:**

* President Jay Sizemore thanked the homeowners for attending the meeting. Jay brought the members attention to the recording device on the table and explained that going forward the meetings would be recorded for more detailed accurate minutes. Jay relayed to the membership that he was leaving on a second humanitarian boat trip to the Bahamas to help in the relief effort after Hurricane Dorian. Jay received a round of applause from the audience. Jay explained that the Management Contract was up for renewal and that a Management Contract Committee was formed (Jay Sizemore, Annette Sanniota, Elvis Rodriguez & Rod Robertson). The Committee met with 3 Management companies (Signature, Watson & FirstService Residential) and requested a comparative analysis bid from each to ensure costs and benefits were in line with the current Management Company. This approach contributed to having our current Management contract reduce their overall contract and allowed for a three-year renewal with only a 2% increase in subsequent years. The Management Committee reviewed all 3 proposals and decided on renewing the contract with the current Management company FirstService Residential. Jay explained that the roof repairs were complete. The repairs were made by a local roofing company The Roof Authority who had completed a thorough walk through of all attics to access the damages. They completed the work in a very efficient and timely manner.

1. **NEW BUSINESS:**

* On a motion made by Pat DelVecchio and a second by Barney Horan, the Board voted unanimously to ratify and approve the roof repairs by The Roof Authority at a cost of $26,335.00
* On a motion made by Frank Briganti and a second by Barney Horan the Board voted unanimously to approve the renewal of the Property Management Contract with FirstService Residential. A copy of the contract is available on request.

1. **Other Business:**

Barney discussed the concerns some owners had with the Association not having a flood policy.  Barney explained that in 2013 FEMA had done extensive studies and research in the Treasure Coast area and based on that information and the Hurricane and flood history of the area, FEMA changed the area of Harbour Isle from a high risk flood zone classification AE  to a low risk flood zone classification of X. In 2016 the Board based on that information decided not to renew the flood policy with a savings of approx. $60,000/year to the Association. Barney explained that with increased costs in Flood Insurance to get a policy in 2020 would be an expenditure of approximately $125,000.00 per year. Barney also explained the board had also looked at a type of Umbrella policy that would cover flood, but it was based on certain hurricane wind speed criteria. The cost for this policy would be in the range of $175.000.00 per year. Barney was thanked and received a round of applause for the time he invested in researching this topic. Therefore, because of the costs involved, the coverage offered by the policy and the reduced flood risk of the community location, the Board decided not to get a flood policy at this time.

1. **ADJOURNMENT:**

* Jay Sizemore moved the meeting to be adjourned, seconded by Annette Sanniota and passed unanimously.
* The meeting adjourned at 6:29pm.

Respectfully submitted,

Julie Lynch, LCAM

For and on behalf of the Board of Directors