



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

Board Meeting

Monday, February 11, 2019

Minutes

1. CALL TO ORDER:

- President Jay Sizemore called the meeting to order at 2:04pm. 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, Vice President Annette Sanniota and Treasurer Frank Briganti. Director Pat DeVecchio had an excused absence. Also present was Manager Julie Lynch representing FirstService Residential. There were 9 residents present. A quorum was established.

3. PROOF OF NOTICE:

- Notice was posted on February 8, 2019 in accordance with Florida Statutes 718.

4. APPROVAL OF MINUTES:

- On a motion made by Annette Sanniota and a second by Frank Briganti, the Board voted unanimously to waive the reading of the December 10, 2018 BOD meeting minutes and accept as posted on the website.

5. PRESIDENT'S COMMENTS:

- President Jay Sizemore reminded the membership that at the last Board Meeting the Board had unanimously voted to reduce the number of Board members from 7 members to 5. However since then Director Karl Tutt whose position was up for reelection decided not to run for the January 2019 Board and Treasurer Walt Dinneen resigned in late December as his unit is for sale and he no longer resides at Harbour Isle East. Therefore the vacated seat of Walt Dinneen needed to be filled. President Sizemore explained that owner Barney Horan had expressed a desire to join the Board. Barney introduced himself to the audience. His resume is attached as part of the minutes.
- Jay talked about the condition of our pool furniture and the high costs of continually repairing, replacing and maintaining it.
- Jay also explained that several concrete repairs were needed throughout the property particularly at the main exit gate, the roundabout and the sidewalks.
- Jay explained that many residents had complained about the poor acoustics in the clubhouse and their reluctance to attend meetings and social events because of it. SoundTech Security were brought in and recommended installing acoustic panels/baffling on the walls to help absorb the sound. They will not 100% solve the problem but a significant change should be noticed.
- President Sizemore again reminded the membership of the importance of notifying the office when replacing the unit Hot water heater or AC unit; so that our maintenance staff can make sure the pipe that drains the pan is properly sealed.

6. NEW BUSINESS:

- A motion was made by Annette Sanniota to approve the appointment of Barney Horan to the role of Director, a position made vacant by the resignation of Walter Dinneen. The motion was seconded by Frank Briganti. The motion passed unanimously.
- A motion was made by Annette Sanniota to approve the appointment of Accounting Firm Gerstel, Rosen & Goldenberg to complete the 2018 Annual Audit at a cost of \$3300.00. The motion was seconded by Frank Briganti. The motion passed unanimously.
- A motion was made by Annette Sanniota to approve the purchase & installation of Acoustic Panels for the Clubhouse walls. The cost not to exceed \$6700.00. The motion was seconded by Barney Horan. The motion passed unanimously.
- A motion was made by Frank Briganti to approve the concrete repairs with Southeast General Contracting at a cost of approx \$29,000.00. The motion was seconded by Barney Horan. The motion passed unanimously.
- A motion was made by Barney Horan to approve the purchase of new pool & patio furniture with Sunshine Furniture at a cost of approx \$30,000.00. The motion was seconded by Annette Sanniota. The motion passed unanimously.

7. OTHER BUSINESS:

- President Sizemore explained that the Board and Management are reviewing some of HIE's larger contracts such as the Elevator contract, the Comcast Contract, the Fire Panel/Alarm contract and the Management contract. Pat DeVecchio, Annette Sanniota, Barney Horan and resident Rodney Robertson will serve on these committees to review current contracts and reach out to new vendors for proposals. Frank Briganti with a background in Insurance will review the upcoming Insurance proposals. All owners are encouraged and welcome to join the committees and all committee meetings will be noticed and open to the homeowners.

8. MEMBERSHIP SEGMENT:

- Areas of concerns expressed by the membership was the intrusion of rain water through the AC/vents. Seacoast AC will be contacted to see if something can be installed to deflect the water without interfering with vent's function.
- Several owners complimented the new installed benches and are happy about having new pool furniture.

9. ADJOURNMENT:

- Annette Sanniota moved the meeting to be adjourned, seconded by Frank Briganti and passed unanimously.
- The meeting adjourned at 2:55pm.

Respectfully submitted,

Julie Lynch, LCAM
For and on behalf of the Board of Directors

Robert J. Horan
4 Harbour Isle Drive East, PH6
Fort Pierce, FL 34949
772-318-9896

Thank you to the members Harbour Isle for considering me for a board position at our beautiful community. I'm honored for being considered and extremely proud to live in Fort Pierce and Harbour Isle year round. I feel that I have the experience, knowledge, communication skills, dedication and commitment to be a valuable asset to the board and our owners.

Patti and I moved to Fort Pierce year round in March of 2016 after a five-year search for our retirement location. We looked at numerous areas throughout Florida but kept coming back to this area because of the beautiful climate, local activities, access to the ocean but most of all the Harbour Isle community. We have successfully encouraged other friends to relocate here to share our experience.

My professional experience consisted of a 24-year military career as an Army officer holding numerous senior level leadership positions equivalent to Human Resources Director, Information Management Director and various other positions. This vast experience has provided me a wealth of management, strategic planning, budget, project management and business operations experience in a 5000 employee organization. Following the military, I spent the remaining 16 years of my working career as a CT high school teacher with a focus on computer science. In addition to the academic instruction I was also coached basketball, football, track and field as well the development and publication of the school newspaper.

I have been very active in all aspects of our lives and was the president of our condo association for 3 years in CT prior to moving to Florida. During my tenure we significantly changed business as usual by increasing the reserves by more than 400%, updated and published the 20 years old condo docs to align with current laws and policies, replaced our management company, replaced our full time staff, replaced board membership, addressed numerous pending maintenance projects (roofs, windows, air conditioning units, etc.) and provided the owners with a reassurance that we are working for them. The majority of the savings was by taking a frugal approach to expenditures, renegotiating all service contracts and an annual review\bid process for each of them.

In addition, we have been members of our yacht club for nearly 20 years where I spend the majority of that time as a member of the Dock and Boatyard Committee. I was selected as the chairman of that committee for nearly 5 years. My committee (nearly 80 members) had oversight of our 220 boat slips, fuel dock operations, on land boat storage and the 30 acres of property/clubhouse. That experience proved invaluable to developing boatyard/club protocols, member development relationships, budget operations, hurricane planning and civic/community relationships. In addition, Patti and I were long time active member of the entertainment committee and hosted at least 2 sold out club events each year.

Patti and I love to stay busy and involved, she is currently on the HI social committee. I look forward to contributing at Harbour Isle as a board member and thank you for the opportunity.

Barney Horan