



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

Board of Directors Meeting

Monday, March 23, 2015

Minutes

1. CALL TO ORDER:

- President Karl Tutt 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 Karl Tutt, Vice President John Murphy, Secretary Annette Sanniota, Director Alan Goodhard and Director Walt Lynch. Director John Bradley was present via teleconference. Treasurer Walt Dinneen was absent. Also present representing FirstService Residential were Dawn Atwood Property Manager and Julie Lynch. There were also 23 residents present. A Quorum was established.

3. PROOF OF NOTICE:

- Notice was posted on March 19, 2015 in accordance with Florida Statutes 718.

4. APPROVAL OF MINUTES:

- On a motion made by John Murphy and a second by Annette Sanniota, the Board voted unanimously to waive the reading of the March 2, 2015 Board meeting minutes and accept as posted on the website.

5. PRESIDENT'S REPORT:

- Karl thanked the Membership for attending and the Board for all their efforts and the hard work they had all put in on behalf of the HIE Community. Karl informed the membership that many of our seasonal residents are returning home and thanked the Social Committee for organizing a lovely send off event for them.

6. VICE PRESIDENT'S REPORT:

- There was no Vice President's report presented.

7. SECRETARY'S REPORT:

- There was no Secretary's report presented

8. TREASURER'S REPORT:

- Treasurer Walt Dinneen was unable to attend the meeting, Director Alan Goodhard presented the Treasurer's report. Alan gave the Board and Membership a review of the association's financial situation for the months of January and February 2015.

	<u>Operating Fund</u>		
	<u>Income</u>	<u>Expenses</u>	<u>Expense Budget</u>
Jan	103,568	113,307	119,500
Feb	102,526	105,674	119,500

Balance 2/28: Operating Fund \$438,123

Balance 2/28: Reserve Fund \$955,833.

Alan explained that the settlement for the purchase of the maintenance garage was completed in March. A motion was made by John Murphy and a second by Walter Lynch to approve the Treasurer's report. Motion carried unanimously.

9 MANAGER'S REPORT:

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

10 NEW BUSINESS:

- A motion was made by Alan Goodhard and a second by Annette Sanniota to ratify the selection of Tequesta Insurance as our new Insurance Company and to ratify the Insurance renewal premium. The Renewal premium for 2015-2016 is \$162,796.62. Motion carried unanimously.
- A motion was made by Walter Lynch and a second by Annette Sanniota to ratify the J & B Painting contract for painting the properties white trim. The proposal is for \$115,900.00, the lowest of 4 bids received. J & B Painting also have excellent references and have a great reputation. Motion carried unanimously.
- A motion was made by Alan Goodhard and a second by Annette Sanniota to table the UGMO Irrigation contract until further review of the details. Motion carried unanimously.

11. MEMBERSHIP SEGMENT:

- Areas of concern addressed by the membership were the recent car break ins in the community, Karl advised the membership of the various security measures that the association has completed including the installation of additional street lights by FPUA, bougainvilleas planted along the breached fence line, security signs and solar security lights installed at the wall area adjacent to the garages and Fire House, he also advised residents to lock their cars. Many residents voiced their concerns about the smoking issue, the improper disposal of cigarette butts and the recent shrubbery that caught fire because of this. Many thought that the catwalks should become non-smoking areas and smoking to be limited to designated areas away from buildings. The Board advised that the issue was a lot more complicated and that further investigation is required. Residents complained about the woodpecker problem and Director John Bradley explained that after exhaustive measures he now had obtained a permit from the U.S. Fish & Wildlife Service. John explained the process and the strict procedures that must be adhered to help eliminate the woodpeckers.

12. ADJOURNMENT:

- John Murphy the meeting to be adjourned seconded by Annette Sanniota and passed unanimously. The meeting adjourned at 7:11 p.m.

Respectfully submitted,

Dawn Atwood, LCAM
Community Association Manager