



**HARBOUR ISLE AT HUTCHINSON ISLAND EAST
CONDOMINIUM ASSOCIATION, INC.
6A Harbour Isle East Drive, Fort Pierce, Florida 34949
Board Meeting Minutes
TUESDAY, AUGUST 13, 2024 at 6:30 p.m. in the HIE Clubhouse**

I. CALL TO ORDER:

- Board Vice President, Mike Wallace called the meeting to order at 6:10p.m.

II. ROLL CALL/ESTABLISH A QUORUM OF BOARD MEMBERS:

- The Board was polled. Board members present were Board Vice President, Mike Wallace, Treasurer, Carol Kamhawy, Secretary, Richard Sarlo and Director, Tim Donovan was present via telephone. Board President, Michael Hucks was absent with an accused absence. Also, present was Community Association Manager for Harbour Isle East, Dawn Atwood. There were 28 other residents present for the Board Meeting. Four of the Five Board Members answered present; therefore, a quorum was established.

III. PROOF OF NOTICE:

- Dawn Atwood reported that notice for this meeting was duly posted and emailed on July 25, 2024 meeting the requirements of Florida Statute 718.

IV. APPROVAL OF THE JUNE 25, 2024 BOARD MEETING MINUTES:

- A motion was made by Richard Sarlo that the Harbour Isle East Board of Directors waive the reading of the July 23, 2024 Board Meeting Minutes and approve those minutes as written and submitted in the August 13, 2024 Board Meeting Packages. The motion was seconded by Carol Kamhawy. The motion passed unanimously.

V. NEW BUSINESS:

- a. **Approve One-Time Owner Special Assessment of \$209.03 per Unit for Owner Approved Material Change for the Tennis Court Resurfacing:** A motion was made by Mike Wallace that the Harbour Isle East Board of Directors approve and levy a one-time special assessment of \$209.03 to the 288 unit owners for the resurfacing of the tennis courts from clay to a hard surface. The one-time special assessment to be due and paid on or before August 31, 2024. The motion was seconded by Rick Sarlo. The motion passed unanimously.
- b. **Approve Tennis Court Resurfacing Contract:** A motion was made by Rick Sarlo that the Harbour Isle East Board of Directors approve the Sports Surfaces, LLC Contract dated August 6, 2024 for an amount of \$130,300 for the conversion of (2) clay tennis courts into (2) asphalt tennis courts and selected options for pickle ball and basketball as set forth in exhibit "A" Scope of work, within the contract attached and included in the August 13, 2024 Board Package. The contract was drawn up and vetted by the Association Attorney to include legal and liability verbiage to cover the association as well as provide for a lower down payment for the security and protection of the association's cash flow. The contract was also approved via a board unanimous consent by all 5 board members. The motion was seconded by Carol Kamhawy. The motion passed unanimously.
- c. **Approve Reserve Expenditures:** A motion was made by Carol Kamhawy that the Harbour Isle East Board of Directors approve the following estimates and approve the expenditures for these estimates to be taken from the reserve funds: 1. Replacement of the Spa Orp System and controller, estimate 3785 submitted by Pools USA in the amount of \$2,818,20. 2. Emergency repair work to repair a section of the building #2 elevator oil line, quote # 2024-2-1742002 submitted by TK Elevator in the amount of \$4,566.31. 3. Replace the FACP Fire Alarm Panel for building #7, estimate 12480 submitted by Pye Barker & Safety in the amount of \$2,319.71. The motion was seconded by Rick Sarlo. The motion passed unanimously.

- d. **Appointment of the 2025 Budget Committee:** A motion was made by Carol Kamhawy that the Harbour Isle East Board of Directors appoint the following HIE Owners to the 2025 Budget Committee: Chair, Robert Horan; Board Liaison, Rick Sarlo; Members, Mimi Lazar, Nancy Rodriguez, Jay Sizemore, Maggie Smith and Stuart White. The motion was seconded by Rick Sarlo. The motion passed unanimously.

VI. AJOURNMENT:

- Mike Wallace made a motion to adjourn the meeting at 6:49pm. The motion was seconded by Rick Sarlo. The motion was unanimous.

Respectfully submitted

Richard Sarlo, Board Secretary

Richard Sarlo