



HARBOUR ISLE AT HUTCHINSON ISLAND EAST
CONDOMINIUM ASSOCIATION, INC.

Board Meeting

Monday, August 7, 2017

Minutes

1. CALL TO ORDER:

- Vice President Annette Sanniota 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 Vice President Annette Sanniota, Treasurer Jay Sizemore, Secretary Walter Lynch, Director Elvis Rodriguez and Director Pat Del Vecchio was present via tele conference. Director Stuart White was on vacation. Also present was Julie Lynch representing FirstService Residential. There were 18 residents present. A quorum was established.

3. PROOF OF NOTICE:

- Notice was posted on August 3, 2017 in accordance with Florida Statutes 718.

4. APPROVAL OF MINUTES:

- On a motion made by Jay Sizemore and a second by Elvis Rodriguez, the Board voted unanimously to waive the reading of the May 22, 2017 BOD meeting minutes and accept as posted on the website.

5. VICE PRESIDENT'S COMMENTS:

- Vice President Annette Sanniota thanked the members for attending. Annette explained that the reason for Stuart White's resignation from the Board was due to a new law recently passed by the Florida Legislature and went into effect on July 1st 2017. The New Law states the following:

(p) Service providers; conflicts of interest.—An association, which is not a timeshare condominium association, may not employ or contract with any service provider that is owned or operated by a board member or with any person who has a financial relationship with a board member or officer, or a relative within the third degree of consanguinity by blood or marriage of a board member or officer. This paragraph does not apply to a service provider in which a board member or officer, or a relative within the third degree of consanguinity by blood or marriage of a board member or officer, owns less than 1 percent of the equity shares.

- Annette also explained the conversion to a new accounting system as of August 1st 2017 and that home owners will receive correspondence about it in the near future.

6. SECRETARY'S REPORT:

- There was no Secretary's report presented.

7. TREASURER'S REPORT:

- There was no Treasurer's report presented, due to a delay in receiving the July Financial records.

8. MANAGER'S REPORT:

- Julie Lynch presented the Manager's Report, attached as part of the minutes.

10. NEW BUSINESS:

- A motion was made by Pat Del Vecchio to accept Stuart White's resignation from the Board. The motion was seconded by Elvis Rodriguez. The motion passed unanimously.
- A motion was made by Walter Lynch to appoint Treasurer Jay Sizemore to the position of Board President. The motion was seconded by Elvis Rodriguez. The motion passed unanimously.
- A motion was made by Jay Sizemore to appoint Director Elvis Rodriguez to the position of Treasurer. The motion was seconded by Pat Del Vecchio. The motion passed unanimously.
- A motion was made by Pat Del Vecchio to ratify and approve the installation of the new Barcode/Swipe card system with Automatic Access & Video at a cost of \$5,005.50, seconded by Elvis Rodriguez and passed unanimously.
- A motion was made by Jay Sizemore to ratify and approve the Pool leak service by Red Rhino at a cost of \$975.00, seconded by Elvis Rodriguez and passed unanimously.

11. MEMBERSHIP SEGMENT:

- An area of concern by the membership was the Irrigation system running during day time hours. This will be addressed with the Landscaper, Irrigation company and maintenance staff. Members also expressed concerns about the condition of the pool. The poor appearance of the pool is partly due to the pool leak. Currently the Association is getting bids for the pool resurfacing and the installation of a hot water shower at the pool.

12. ADJOURNMENT:

- Jay Sizemore moved the meeting to be adjourned, seconded by Walter Lynch and passed unanimously. The meeting adjourned at 6:22 p.m.

Respectfully submitted,

Julie Lynch, LCAM

For and on behalf of the Board of Directors

MANAGER'S REPORT

AUGUST 7, 2017

- A. POOL AREA:** The Chlorine feeder for the spa was replaced, we also have a leak in the pool, Red Rhino came out and discovered several small leaks and a broken gutter line, all need to be repaired ASAP as we are losing water and therefore chemicals from the pool which contributes to the not so pristine condition of the pool. The pool will have to be closed for 2-3 days for the repairs, we are currently getting estimates to repair. We had 10 loungers re-strapped and repaired. The eating area chairs have been repainted and we purchased new garbage cans for the pool and BBQ area.
- B. LANDSCAPING & IRRIGATION:** The annual tree trimming for the entire property is complete. The Mangroves and Sea grapes in front of building 3 have also been trimmed per DEP regulations; we also added new trees and shrubs to the roundabout and new plants around the lift station area between buildings 37 & 38. The pavers have been sprayed for weeds and all landscaping has been fertilized. We also had several irrigation repairs mainly for broken heads.
- C. MAINTENANCE:** All the dumpster room garage doors have been repainted and we have ordered new weather stripping for them, some handles were rusted and those have also been replaced. The Dumpster room AC unit in building 7 has been replaced with an exhaust fan unit; this will serve as a test unit to see how efficient it is. This should save significantly on electricity.
- D. SPRINKLER & FIRE ALARM INSPECTION:** Total life safety completed the annual fire alarm and sprinkler inspection in all units; I am waiting on the results. Total Life Safety will also switch all fire alarm phone lines to cellular service next week.
- E. COMCAST:** Emergency Elevator phones were replaced in bldgs 5 & 7. All elevator emergency phones have now been switched to a cellular service, thus eliminating 24 land lines phones and their associated costs. All other phone lines and internet in the office & clubhouse have been switched from Windstream to Comcast which will result in significant savings for the association.
- F. BARCODE/SWIPE CARD SYSTEM:** We are currently entering the data into the new barcode system, and the new system should be up and running by the end of this week.

SALES AND RENTAL REPORT APRIL/May 2017:

37-101 \$187,000.00 / 10-106 \$218,500.00 / 9-204 \$226,000.00 /
5-PH05 \$215,000.00 / 37-PH01 \$235,000.00 / 5-PH03 \$299,000.00
4 Annual leases at \$1500.00/month