



**HARBOUR ISLE AT HUTCHINSON ISLAND EAST
CONDOMINIUM ASSOCIATION, INC.
6A Harbour Isle East Drive, Fort Pierce, Florida 34949
Board Meeting Minutes**

WEDNESDAY, October 2, 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 6:30p.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 were all present. Board President, Michael Hucks was absent with an accused absence. Also, present was Community Association Manager for Harbour Isle East, Dawn Atwood. There were 11 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 September 25, 2024 meeting the requirements of Florida Statute 718.

IV. APPROVAL OF THE AUGUST 13, 2024 OWNERS MEETING MINUTES FOR THE TENNIS COURT SURFACING & AUGUST 13, 2024 BOARD MEETING MINUTES:

- A motion was made by Richard Sarlo that the Harbour Isle East Board of Directors waive the reading of the August 13, 2024, Owner Vote Meeting Minutes for the Tennis Court Resurfacing and August 13, 2024 Board Meeting Minutes and approve those minutes as submitted in the October 2, 2024 Board Packages. The motion was seconded by Carol Kamhawy. The motion passed unanimously.

V. NEW BUSINESS:

- Approve Additional Charge Against Ms. Sherry Brown / Unit 3-106 for Costs and Expenses Related to the Restoration of the Preserve Mangrove Mitigation Area:** Tim Donovan made a motion to impose an additional charge against Sherry Brown and unit 3-106, pursuant to the declaration of condominium for a total amount of \$8,709.30, which consists of (6) six monitoring and area inspections at \$1,200 each to be completed by Advanced Restoration Ecology for a cost \$7,200 and a SFWMD (South Florida Water Management District) initiated debris cleanup charge of \$1,509.03, completed by Lucky Landscape. These charges are in addition to the \$5,100 fine impose on Harbour Isle East by the SFWMD for the violation of the preserve area being cut and damaged and the \$4,942.50 cost for planting restoration and coordination with local government agencies. Total for all charges to date equal \$18,751.80. The motion was seconded by Rick Sarlo. The motion passed unanimously.
- Open I-Think Bank Reserve CD 5Month with 5% Interest Rate:** A motion was made by Carol Kamhawy that the HIE Board of Directors confirm the board unanimous consent dated September 4, 2024 approving opening a new reserve CD with I-Think Bank for 5 months with a 5% interest rate on September 30, 2024, when the current CD expires. The motion was seconded by Rick Sarlo. The motion passed unanimously.
- Security Contract & Company Change:** A motion was made by Rick Sarlo to approve to terminate Security Solutions of America as the security contractor for Harbour Isle East. Rick Sarlo further motioned that the HIE Board of Director's approve to select and enter into a (1) one-year contract with All Florida Security Services, INC. for the security contract for a total annual contract amount of \$216,233.04. The motion was seconded by Carol Kamhawy. The motion passed unanimously.
- Elevator Contract Renewal:** A motion was made by Rick Sarlo that the HIE Board of Directors approve to renew and enter into a 60-month contract, starting January 1, 2025 with TK Elevator for an annual cost of \$25,920 for the elevator maintenance and service contract. The motion was seconded Carol Kamhawy. The motion passed unanimously.

- e. **Approve to Engage with Reserve Advisors for General Reserve Study, Structural Reserve Study and Insurance Appraisal Services for 2025:** A motion was made by Mike Wallace that the HIE Board of Directors approve to engage the services of Reserve Advisors for the 2025 General Reserve Study, Structural Integrity Reserve Study and Insurance Appraisal for a one-time cost of \$10,200. The motion was seconded by Carol Kamhawy. The motion passed unanimously.

VI. AJOURNMENT:

- Mike Wallace made a motion to adjourn the meeting at 7:07pm. The motion was seconded by Rick Sarlo. The motion was unanimous.

Respectfully submitted

Richard Sarlo, Board Secretary

Richard Sarlo