

Hideaway Bay Beach Club Condominium Association, Inc.

December 2, 2017

Annual Meeting Minutes

1. **Call to Order & Establish a Quorum:** Don Gagnon called the meeting to order at 11:08 AM at the BBQ Area at Hideaway Bay Beach Club. A quorum was established with 57 members by proxy or in person. Edward Olson and Michelle Thibeault represented Sunstate Management.
2. **Proof of Notice of Meeting:** The meeting notice was posted in accordance with the Association Bylaws and Florida Statute 718.
3. **Approval of Previous Minutes: MOTION** made by Greg Holt and seconded by Rick Thompson to approve the minutes from the 2016 Annual Meeting. Motion passed unanimously.
4. **Report of Officers: Presidents Report – Don Gagnon** gave the report and spoke of extending the life of things in the community. The sewer system is in progress and the Association is still waiting on the permit to replace the dock. He reported that there will be no raise in the dues, and there was some reallocation in the reserves. Don also reported that the Association needs to focus on following the rules and making sure that owners, guests, and renters understand all of the rules in the Association.
Management Report – Ed Olson from Sunstate Management gave the report. He reported that the Association has now outsourced the landscaping contract due to Bob Milroy retiring due to health reasons. He also touched on the dock, and the water treatment program as well. **Caretaker Report** – Captain Doug gave the report. Some discussion was had regarding the caretaker unit, and he also spoke of the new landscaping contract, and the dock. **Rental Committee** – Cathy Donohoe gave the report. 61 units rent regularly. It was noted that renters don't always take care of the Island as it is their own, and some people are riding the ferry just to spend the day at the beach, and extra ferry trips cost the owners with wear and tear on the ferry. Extensive discussion was had regarding rentals. **Document Committee** – Rick Thompson gave the report. The documents are outdated and are not in compliance with current Florida law or statute. The committee decided to build a new set of documents, and the attorney is in the process of doing that. The documents will be distributed to the membership, and then a town hall meeting will be held, and the attorney will be present to answer all questions from the membership. At this time next year, the membership will be voting to amend the documents. **Grounds Committee** – Maria De La Nuez gave the report. They spruced up the area by the boat ramp, added the map by the boat ramp, and also painted the fire hydrants among other things. **Finance Committee** – Maria De La Nuez gave the report and talked about working closely with Sunstate to tighten the budget and also not raise the fees.
5. **New Business:**
 - a. **Review and approval of 2018 Budget** – **MOTION** made by Carolyn DuPree H- 6 and seconded by Anthony Rivera –?- 9. Motion passed unanimously.
 - b. **Waiver of funding of reserves** – **MOTION** made by Maria De La Nuez F-2 and seconded by Greg Holt H-9. Motion passed unanimously.
 - c. **Vote on Carryover – 23-1**

Election Results: Officers – Don Gagnon, Greg Holt, Richard Thompson.

9. **Adjournment:** With no further business to come before the Board, Don Gagnon made a motion to adjourn the meeting at approximately 12:32 pm.