SEABREEZE COMMUNITY ASSOCIATION MANAGEMENT, LLC

November 1, 2025

Re: Hideaway Bay Beach Club Condominium Association, Inc.-Second Notice of Annual Members' Meeting

Dear Owner:

The Hideaway Bay Beach Club Condominium Association, Inc. Annual Members' Meeting will take place on Wednesday, December 3, 2025, at 2:00 p.m. at 9400 Little Gasparilla Island (Second Floor Conference Room), Placida, Florida 33946 and by Zoom teleconference. Notice for instructions to attend the Annual Members' Meeting by Zoom will be available on the website and emailed to all owners prior to the meeting.

Enclosed please find the Second Notice of the Annual Members' Meeting, Meeting Agenda, Limited Proxy/Ballot, Ballot for the election of officers as well as their information sheets, 2026 Proposed Budget, and Resident Information Form.

There are three (3) board member positions expiring this year and we received six (6) Intent to be a Candidate forms; therefore, there will be an election.

Ballot: (Pink Paper with two white envelopes)
Enclosed is a Ballot for the 2025-2026 Election of Directors. The Ballot is used to cast your vote to elect new directors. Three (3) directors will be elected this year. Please do not vote for more than three (3) directors or your Ballot will be invalidated. **Blank ballots will not be counted. Please place the marked Ballot in the Ballot envelope and seal it. DO NOT WRITE ON THE BALLOT ENVELOPE. Place the Ballot envelope in the Hideaway-Ballot Return Outer Envelope. Be sure to print your name, address, and unit number on the return envelope. The signature of the Voting Representative is also required. Envelopes not signed by the Voting Representative will not be counted. Mail the Ballot Return Outer Envelope so it reaches us by 5:00 p.m. by December 1, 2025.**

A quorum of the Association Members must be present in person, via Zoom teleconference, or by proxy at the meeting in order for business to be conducted. It is therefore VERY IMPORTANT that you return the enclosed Limited Proxy/Ballot (Blue Paper) as soon as possible. The Limited Proxy also includes questions that each member will need to vote on. Even though you may be attending the meeting, you are encouraged to mail in your proxy. This will help us in establishing a quorum and save time at sign-in as all proxies received must be logged in and counted. If you appoint a proxy holder and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting. Should your appointed proxy holder not be able to attend the meeting, he/she may designate a substitute proxy holder by signing the section at the bottom of the proxy. Return the completed Limited Proxy/Ballot to SeaBreeze Community Association Management, LLC. in the envelope marked "Limited Proxy/Ballot."

A copy of the 2024 Annual Members' Meeting Minutes will be available at the meeting.

Sincerely yours,

Natalie Farrish

Natalie Farrish, CAM

1811 Englewood Road, #215, Englewood, FL 34223
941-223-4091 (Phone) 941-866-3527 (Fax)
www.seabreezecam.com
nfarrish@seabreezecam.com

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
SECOND NOTICE OF ANNUAL MEETING

TO ALL MEMBERS:

YOU ARE HEREBY NOTIFIED, in accordance with the Bylaws of the Association and Florida's Condominium Act, that the Annual Meeting of Members will be held at the following date, time and place.

DATE: **December 3, 2025**
TIME: **2:00 p.m.**
PLACE: **9400 Little Gasparilla Island (Second Floor Conference Room), Placida, Florida 33946**

This meeting will be held in person and by Zoom teleconference. Information to join by teleconference will be emailed to all owners.

Pursuant to Florida law, an election will be held to fill scheduled vacancies on the Association's Board of Directors (BOD); this year there will be three (3) vacancies, due to term expirations (those of Lillie Estrada, Natalie Coburn, and Chris Woodall). The Directors who remain for one year of service are Maria De la Nuez and Will Armstrong. Six (6) unit owners answered the call and nominated themselves for election. The candidates are Greg Holt, Kevin Kendall, Martin Mueller, Chris Roederer, John Tomlin, and Chris Woodall.

INSTRUCTIONS FOR VOTING BY PROXY:

a. A proxy is for the purpose of appointing another person to vote for you as you specifically direct in the event you are unable to attend the meeting. It must be signed by the owners of the unit or the designated voter.
b. The proxy should be submitted to the Association Secretary prior to the scheduled time of the meeting. It may be mailed or emailed to the Association or hand delivered, either by you or by your proxy. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
c. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
d. A proxy may be revoked in writing or superseded by a later proxy to another person, it may also be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as proxy decides that he or she will be unable to attend the meeting.
e. A proxy form is enclosed with this notice, along with a self-addressed return envelope, for your use, if needed.

Again, please be sure to e-mail and mail your proxy even if you plan to attend the Annual Meeting. Email your proxy to nfarrish@seabreezecam.com and then mail it in the self-addressed, stamped envelope in your package.

CONSIDERATION OF MATTERS SET FORTH ON ATTACHED AGENDA.

NOTE: An organizational meeting of the Board of Directors will be held immediately upon adjournment of the Annual Meeting for the purpose of electing officers and such other business as may lawfully be conducted. The Directors present at the annual meeting may decide to defer the organizational meeting to a later time, in which case notice will be given through further posting.

A majority of all Association Members (a "quorum") must be present, in person, via Zoom Teleconference, or by proxy, at the meeting, in order for the business of the Association to be conducted. Therefore, it is **very important** that you either **attend the meeting in person or provide a limited proxy** in order to conduct business at this Annual Meeting.

We look forward to your attendance at the above-referenced meeting either in person, via Zoom teleconference, or by proxy.

Dated this 1st day of November, 2025

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
SECOND NOTICE OF ANNUAL MEETING

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Enclosures:

- Proxy (blue sheet) – Enclose in the envelope marked "Limited Proxy/Ballot.

- Ballot (pink sheet) – Enclose the ballot in the ballot envelope (included) and seal

- Outer Ballot envelope-**Place the Ballot envelope in the Hideaway-Ballot Return Outer Envelope. Be sure to print your name, address, and unit number on the return envelope. The signature of the Voting Representative is also required. Envelopes not signed by the Voting Representative will not be counted. Mail the Ballot Return Outer Envelope so it reaches us by 5:00 p.m. on December 1, 2025.**

- 2025-2026 Candidate Information Sheet
- Annual Meeting and Organizational Meeting Agenda
- 2026 Operations Budget
- 2026 Reserves Budget
- Resident Information Sheet (for the directory)

Hideaway Bay Beach Club Condominium Association, Inc.

Annual Meeting of Members

Date:	**Wednesday, December 3, 2025**
Time:	**2:00 p.m.**
Place:	**9400 Little Gasparilla Island (Second Floor Conference Room), Placida, FL 33946**

This meeting will also be available by Zoom teleconference. Information to join by Zoom teleconference will be emailed to all owners.

Agenda

1. Calling Roll and certifying Proxies
2. Verify Quorum of Owner and Board Members
3. Proof of Notice of Meeting
4. Approval of Minutes from the 2024 Annual Meeting and any unapproved minutes
5. Election of Inspectors of the election
6. Reports of Officers and Committees
7. Unfinished Business
8. New Business
    a. Vote of Rollover of Surplus Funds (if any)
    b. Vote on Approval of the Budget for 2026
    c. Announcement of Directors
    d. Other business
9. Question and Answer Period
10. Adjournment

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NOTE: An organizational meeting of the Board of Directors will be held immediately upon the adjournment of the annual meeting for the purpose of electing officers, adopting the budget, setting amounts due and due dates and such other business as may lawfully be conducted. The directors present at the annual meeting may decide to defer the organizational meeting to a later time, in which case notice will be given through further posting.

Organizational Meeting Agenda

1. Call to order
2. Proof of notice of meeting
3. Determine presence of quorum
4. Approval of Minutes from the Organizational Meeting 2024
5. Adopt 2026 Budget
6. Election of officers
7. New Business
8. Old Business
9. Adjournment
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Hideaway Bay Beach Club, a Condominium

<u>Limited Proxy</u>

The undersigned owner(s), or designated voter of Unit No. ______, in Hideaway Bay Beach Club Condominium Association, Inc., appoints: (*Please check one (1) of the following. If no marked preference is indicated, it shall be deemed an appointment of the President of the Association as your proxyholder)*

_____ Lillie Estrada, President of the Association on behalf of the Board of Directors; or

_____ ____________________________________, (Write In The Name of Your Proxyholder)

as my proxyholder to attend the December 3, 2025, meeting, at 2:00 p.m. to be held at 9400 Little Gasparilla Island (Second Floor Conference Room), Placida, FL 33946 and by Zoom teleconference. The proxyholder named above has the authority to vote and act for me to the extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

<u>GENERAL POWERS</u>. (You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required)

[ ] I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

<u>LIMITED POWERS</u>. (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. Do you approve of the rollover of excess funds from Fiscal Year 2025 to the Budget for Fiscal Year 2026, if any?

   [ ] yes [ ] no

2. Do you approve of the proposed Budget for Fiscal Year 2026?

   [ ] yes [ ] no

(OVER)

____

Date

____

Signature(s) of Owners or Designated Voter

____

Printed Name(s) of Owners or Designated Voter

NOTE TO OWNER: DO NOT COMPLETE THIS SECTION. This section to be filled in by the person to whom you have given your proxy (i.e., your proxyholder), in the event that he/she cannot attend the meeting or otherwise wishes to substitute another person to vote your proxy.

Substitution of Proxyholder

The undersigned, appointed as proxyholder above, designates ______________________________ to substitute for me in voting the proxy set forth above.

Date:____________________

____

Signature of Proxyholder

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Hideaway Bay Beach Club Condominium Association, Inc.

BALLOT FOR ELECTING DIRECTORS

December 3, 2025, at 2:00 P.M.

We will be electing three (3) persons. The following (in alphabetical order) have submitted their names into nomination. Vote for no more than three (3) candidates. **If you vote for more than the required three (3) candidates, your ballot will be invalid.**

________ **Greg Holt**

________ **Kevin Kendall**

________ **Martin Mueller**

________ **Chris Roederer**

________ **John Tomlin**

________ **Chris Woodall**

Hideaway Bay Beach Club Owners,

My name is Greg Holt and this letter is to inform you that I am declaring my intention to be a candidate for the Board of Directors. My wife Gretchen and I have been coming to Little Gasparilla Island since 2002 and have been Hideaway Bay Beach Club owners in "H" building since 2008. Like each of you, we first were surprised that such a place existed and with each visit became more enamored with Hideaway and LGI. Along with our three daughters Hideaway has grown into a very special place for us with many great memories of our daughters as they grew up, the incredible ecosystem of our barrier island and the friends we have made over the years in and outside of HBBC. Because of all of this I was compelled to run for the board several years ago and had the privilege of serving as a board member over a span of five years and serving as board president for one year. During that time I was involved with rewriting and updating our bylaws, updating our rules and regulations, developing annual budgets, dealing with water leases for our island and mainland docks, heading a committee to improve our mainland parking lot, ensuring the viability of the septic system and addressing human resource issues along with the day to day occurrences that required the attention of the board.

My background is in law enforcement, having spent 32 years with the New York State Police. During my career I was a Trooper, an investigator in the Forensic Investigation Unit processing major crime scenes and a senior investigator supervising various investigative units in the western New York area where we live. Currently I work with Storm Services Engineering as a field manager responding to major power outages as the result of weather events. We assist electric utilities with assessing damage and providing safety protocol for areas affected by these events.

My reason for running again for the board, as we continue to recover from three hurricanes, is to ensure the complete recovery and rebuild of Hideaway Bay Beach Club. It has been a long three plus years since Hurricane Ian with many twists, turns and setbacks. We also have had progress, improvements and victories during this time thanks to the hard work and dedication of our previous boards. I feel with my previous experience on the board I will be able to help with any issue the board will encounter. The main focus of our board is a fiduciary one, with the board providing a responsible budget that safeguards the investment of every owner, without pitting one group against another, along with addressing the needs of our community as we rebuild back to the Hideaway we all knew before the hurricanes. I will work toward that goal if I am elected.

I would also like to create a committee to conduct a complete review of the recovery and rebuilding effort with the focus on identifying things that were done properly along with areas that we could have handled better with what we know now. From this we will be able to develop an outline and guidance we can reference on how to respond in the future. We have learned many lessons over the last 3 years and we must take those experiences and use them as a basis for our response to any similar occurrence.

Our love for HBBC and LGI is why I am a candidate for the board with the goal of bringing back our piece of paradise to what we all cherished before the hurricanes. We will get there, and we will be a better, safer and more beautiful place where we will continue to build memories and friendships. I would appreciate your vote to allow me to be a part of that goal.

Respectfully,

Greg Holt

Dear Fellow HBBC Owners,

My name is Kevin Kendall and am writing to inform you of my intention to run for the Board of Directors of our association. My wife, Pamela, and I have owned unit F-10 for over four years, but our family, including sons, Tanner and Scott, rented for over a decade prior to that. Like you, we fell in love with our tropical paradise and look forward to HBBC, and LGI, returning to the state it was in prior to Hurricane Ian. My motivation to run is based on a desire to see our beloved home rebuilt from the hurricanes as quickly as possible and let us enjoy the island as we once did.

Pam and I currently split our time between our home outside of Buffalo, New York, and HBBC, spending much of the Winter and Spring on the island. We are able to do so because I own and operate my own private investigation business, which allows me to work remotely while on the island. I have been a private investigator for seven years, after retiring from the New York State Police in 2018. During my thirty-one-year career in the state police, I served as a trooper, sergeant, investigator, and senior investigator, with the last sixteen years working as a supervisor on the U.S. Marshals' Service Fugitive Task Force. My education consists of a bachelor's degree in business administration and a master's degree in criminal justice. After retiring, I also served as an adjunct professor of criminal justice, utilizing the knowledge and skills gained from my education and experience in the state police, "paying it forward" to another generation of law enforcement officers. My service to the community includes ten years as a volunteer firefighter, working as an ambulance attendant (EMT), volunteering at our church, and coaching our children's sports teams. Lastly, I also have experience in light construction and remodeling, having spent a lifetime of DIY projects and remodeling two derelict houses in our hometown.

If elected, I plan to use the skills and knowledge gained from my education and law enforcement experience to move our recovery forward. These talents include:

- Communication skills honed by working with the public and co-workers
- Superior analytical abilities developed over thirty years as an investigator
- A calm, reasonable demeanor from almost four decades of dealing with people throughout stressful situations
- Discipline and perseverance needed to conclude difficult tasks
- A high degree of integrity and discretion crucial to maintaining the confidence of others
- Conflict resolution and mediation skills, which are necessary in reaching mutually satisfactory conclusions in all sorts of situations

In conclusion, if elected to the board, I pledge to work with all homeowners and board members to complete the restoration that the previous boards have begun to make our community all that it can be. In a time that seems to be ever more divisive, I will work to coordinate with the other members and the community in a collaborative fashion.

Sincerely,

K. S. Kendall

Martin Mueller (C-6) - Hideaway Bay Beach Club - Board of Directors Candidate Information Sheet

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WHY I AM RUNNING

I believe our community thrives on **open communication, transparency, and collaboration.** When everyone is informed and involved, we make better decisions and achieve our shared goals more effectively.

PRIORITIES

Transparency & Communication
Share updates, decisions, and progress regularly so residents stay informed and engaged.

Fiscal Responsibility
Post project budgets, expenditures, and completion status in real time on the owners' website.

Community Connection
Provide an easy online way for owners to track board projects and submit requests.

Property Value Protection
Manage compliance with ByLaws, Declarations and Florida Statutes to ensure property insurance and other renewals. Promote accountability and teamwork among owners, the caretaker, captains, board, and vendors—because board members are trusted servants working together with owners.

FOCUS AREAS

Board Activities – Ensure meeting agendas, minutes, and financial reports are shared as required by our governing documents.

Caretaker Support – Strengthen hiring, training, and communication to reduce turnover and ensure success. Collaborate with our CAM (Sea Breeze) and owners with HR expertise to apply best practices.

Caretaker Goals & Reporting – Set clear monthly priorities with board approval. The caretaker provides monthly progress reports: what's started, completed, or pending—and why.

Shared Responsibility – Encourage owner participation through committees, collaboration to boost efficiency, engagement, and transparency. We should tap into the strengths and experience of our owners.

ABOUT ME

Born and raised in Minnesota, I've been visiting Florida's Gulf Coast for over fifty years—from Fort Myers Beach to Sanibel, and finally Hideaway Bay. My wife Janet and I have three adult daughters (Ellen, Taylor, Madalyn) and our dog Bella. We discovered Hideaway nearly ten years ago and split our time between Leawood, Kansas; Northwest Arkansas; and LGI—enjoying walking, biking, paddle boarding, pickleball, and time with family and friends.

EDUCATION AND EXPERIENCE

Education: B.S. in Business Administration – University of Minnesota
Experience: Over 30 years in telecommunications and IT infrastructure, designing and managing fiber optic networks for schools—improving education through technology. My experience as a **sales leader, project manager, and business owner** has taught me how to listen, collaborate, and deliver results.

I would be honored to serve and strengthen our Hideaway community through transparency, teamwork, and trust.

Chris A. Roederer
Consultant, Foundation

Chris Roederer began serving Tampa General Hospital (TGH) as the Sr. Vice President, Chief Human Resources Officer in October 2007. After a 42-year career in human resources, Chris retired in April 2021, then eagerly joined the TGH Foundation in mid-April 2021. During Chris' tensure as an executive at TGH, he also served as an interim executive role, assuming temporary responsibilities for 22 months of multiple support areas including facilities, environmental services, food and nutrition, safety and security and transport services. Chris specializes in cultivating potential philanthropists within the Tampa Bay community with TGH Development Officers.

Prior to joining Tampa General in October 2007, Chris served as the Chief Corporate Services Officer at City of Hope National Medical Center in Duarte, California. This role included responsibility for human resources, organizational development, facilities, safety, security, volunteer services, environmental services and dietary services. Other executive leadership positions include: Vice President, Human Resources at H. Lee Moffitt Cancer Center and Research Institute; Executive Compensation Consultant at Hay Corporation; Vice President, Human Resources at Eisenhower Medical Center; and an HR executive with several Humana hospitals over an 11-year period.

Chris has served as a HOA Board Member of The Alagon in Tampa, Florida for 5 years. The Alagon is a 24-story high rise luxury condominium on Bayshore Blvd. in South Tampa. He also served as president of a community HOA in Duarte, California.

Chris received undergraduate and graduate degrees from Western Kentucky University in Bowling Green, Kentucky. Chris and Anita have three married children and five grandchildren.

Background for John Tomlin

- Owner of K-9 since 1997
- Former board member of HBBC in the early 1990s
- Former CEO of AAA Auto South (Retired 2015)
  - While at AAA,I helped start and was CEO of 2 insurance companies
    - Auto Club South Insurance Company and Auto Club Insurance Company of Florida.
- Owner of Tomlin St Cyr Real Estate Services (2015 to Present)
- Owner and CEO of Pineapple Insurance, a personal lines insurance brokerage.

I believe my Real Estate and Insurance experience as well as experience dealing with contractors and contracts would be helpful as we complete the restoration of Hideaway Bay Beach Club properties.

"UPDATED" CANDIDATE INFORMATION

CHRIS WOODALL – Unit K-5

To the unit owners of Hideaway Bay Beach Club,

For those of you at Hideaway that have not met me, my name is Chris Woodall and I have owned unit K-5 with my wife Kelly since 2015. We live in Windsor, Ontario which is directly across from Detroit, MI. We have been coming to HBBC as a family with our three (now grown) children since 2005 and look forward to many more years here.

I have been on the Board for the past two years and am as disappointed as any owner that we have not yet completed the repairs and renovations from Hurricanes Ian, Helene and Milton. I would like to continue my role on the Board in order to see these projects through. I think my continuity will assist in their successful completion.

<u>Qualifications</u>

- Chartered Professional Accountant (CPA, CA)
- Owner and CFO of multiple businesses over the past 30 years in varied industries including automotive metal stamping, warehousing, real estate development, abrasives processing, cinemas and automotive retail.

If re-elected, I hope to continue to be an active part of the HBBC Board in its track towards fully restoring HBBC as quickly as possible with financial stability and protecting the interests of all owners.

Sincerely,

Chris Woodall

Hideaway Bay Beach Club Condo Association, Inc
2026 Proposed Budget

	2026 January	2026 February	2026 March	2026 April	2026 May	2026 June	2026 July	2026 August	2026 September	2026 October	2026 November	2026 December	2026 Proposed Budget	2025 Approved Budget	2026/25 Valrance
INCOME:															
Homeowner Maint Fee	308,032			308,032			308,032			308,032			1,232,128	1,362,842	(130,714)
Homeowner Reserve Fee	58,750			58,750			58,750			58,750			235,000	235,000	-
Interest Income Operating	125	125	125	125	125	125	125	125	125	125	125	125	1,500	1,500	-
Extra Ferry Runs	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,000	200
Other Income - Interest, late fees													-	-	-
Placida - Sewer Reimbursement			4,135			4,135			4,135			4,135	16,539	18,445	(1,907)
Total Income	**$367,007**	**$225**	**$4,360**	**$367,007**	**$225**	**$4,360**	**$367,007**	**$225**	**$4,360**	**$367,007**	**$225**	**$4,360**	**$1,486,367**	**$1,618,788**	**($132,421)**
EXPENSES:															
Admin Expenses															
Accounting	-	-	-	-	-	-	6,500	-	-	-	-	-	6,500	6,500	-
Administration	300	300	300	300	300	300	300	300	300	300	300	300	3,600	7,000	3,400
Legal	833	833	833	833	833	833	833	833	833	833	833	833	10,000	10,000	-
SIRS Study & Milestone Inspection													-	15,000	15,000
Lic/Fees/Dues/Division Fees	125	125	125	125	125	125	125	125	125	125	125	125	1,500	1,500	-
Management Fees	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000	42,000	-
Telephone/Internet	325	325	325	325	325	325	325	325	325	325	325	325	3,900	10,000	6,100
Wifi Expenses	400	400	400	400	400	400	400	400	400	400	400	400	4,800	4,500	(300)
Dues / Drug Testing	83	83	83	83	83	83	83	83	83	83	83	83	1,000	1,000	-
Admin Expenses Total	**5,567**	**5,567**	**5,567**	**5,567**	**5,567**	**5,567**	**12,067**	**5,567**	**5,567**	**5,567**	**5,567**	**5,567**	**73,300**	**97,500**	**24,200**
Insurance Expense															
Liabiltiy - GL Auto Umbrella	2,865	2,865	2,865	2,922	2,922	2,922	2,922	2,922	2,922	2,922	2,922	2,922	34,890	21,875	(13,015)
Director E&O	292	292	292	298	298	298	298	298	298	298	298	298	3,559	3,959	401
Watercraft Policy & Excess	6,216	6,216	6,216	6,216	6,216	6,216	6,216	6,526	6,526	6,526	6,526	6,526	76,142	61,630	(14,512)
Crime	106	106	106	111	111	111	111	111	111	111	111	111	1,313	1,307	(6)
Flood - (11 Policies)	10,284	10,284	10,284	10,284	10,284	10,284	10,798	10,798	10,798	10,798	10,798	10,798	126,494	98,732	(27,762)
Property - X Wind	-	-	-	-	-	-	-	-	-	-	-	-	-	61,740	61,740
Work Comp	674	674	674	708	708	708	708	708	708	708	708	708	8,392	8,503	111
Pollution Liability	494	494	494	494	494	494	494	519	519	519	519	519	6,053	5,929	(124)
Windstorm	-	-	-	-	-	-	-	-	-	-	-	-	-	481,880	481,880
Property - ALL INCLUDING WIND	37,031	37,031	37,031	37,031	37,031	37,031	37,031	37,031	37,031	37,031	37,031	37,031	444,375	-	(444,375)
Finance Fees													-	11,610	11,610
Insurance Expense Total	**57,961**	**57,961**	**57,961**	**58,063**	**58,063**	**58,063**	**58,578**	**58,913**	**58,913**	**58,913**	**58,913**	**58,913**	**701,218**	**757,165**	**55,947**
Payroll Expense															
Caretaker	5,930	5,930	8,895	5,930	5,930	5,930	8,895	5,930	5,930	5,930	5,930	5,930	77,089	78,482	1,393
Boat Captains	12,313	12,313	18,470	12,313	12,313	12,313	18,470	12,313	12,313	12,313	12,313	12,313	160,075	157,696	(2,379)
Storm Prep - Overtime Payroll	-	-	-	-	-	-	-	-	-	-	1,500	-	1,500	3,000	1,500
Bonus	-	-	-	-	-	-	-	-	-	-	-	2,165	2,165	2,165	-
Payroll Processing / Payroll Taxes	716	716	1,074	716	716	716	1,074	716	716	716	780	673	9,332	9,357	25
Payroll Expense Total	**18,960**	**18,960**	**28,440**	**18,960**	**18,960**	**18,960**	**28,440**	**18,960**	**18,960**	**18,960**	**20,523**	**21,082**	**250,161**	**250,701**	**539**
Contract Expense															
Pest Control, Rodent & Termite	1,200			1,200			1,200			1,200	-	500	5,300	4,980	(320)
Trash Removal	900	900	900	900	900	900	900	900	900	900	900	900	10,800	10,200	(600)
Lake Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400	1,764	(636)
Contract Expense Total	**2,300**	**1,100**	**1,100**	**2,300**	**1,100**	**1,100**	**2,300**	**1,100**	**1,100**	**2,300**	**1,100**	**1,600**	**18,500**	**16,944**	**(1,556)**
Ferry/Skiff/Dock Expense															
Ferry/Skiff Motor Maintenance	417	417	417	417	417	417	417	417	417	417	417	417	5,000	5,000	-
Ferry/Skiff Maintenance	708	708	708	708	708	708	708	708	708	708	708	708	8,500	8,500	-
Ferry Hurricane Storage			1,500						1,500				3,000	2,700	(300)
Dock Maintenance	-	-	500	-	-	-	500	-	-	-	-	500	1,500	2,000	500
Ferry/Skiff Gas & Oil	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000	30,000	5,000
Ferry/Skiff/Dock Expense Total	**3,208**	**3,208**	**5,208**	**3,208**	**3,208**	**3,208**	**3,708**	**3,208**	**4,708**	**3,208**	**3,208**	**3,708**	**43,000**	**48,200**	**5,200**

Hideaway Bay Beach Club Condo Association, Inc
2026 Proposed Budget

	2026 January	2026 February	2026 March	2026 April	2026 May	2026 June	2026 July	2026 August	2026 September	2026 October	2026 November	2026 December	2026 Proposed Budget	2025 Approved Budget	2026/25 Vairance
Fire System Expense															
Fire System Repair/Maint	417	417	417	417	417	417	417	417	417	417	417	417	5,000	5,000	-
Fire System Monitoring / Annual Insp.	1,000	3,200	5,940	-	-	-	-	-	-	-	-	-	10,140	10,140	-
Fire System Expense Total	**1,417**	**3,617**	**6,357**	**417**	**417**	**417**	**417**	**417**	**417**	**417**	**417**	**417**	**15,140**	**15,140**	-
Landscaping Expense															
Grounds Other/Plantings/Mulch	500			500			500			500			2,000	2,000	-
Tree/Mangrove Trimming	6,500	-	-	-	-	-	5,000	-	-	-	-	-	11,500	11,500	-
Landscaping Expense Total	**7,000**	-	-	**500**	-	-	**5,500**	-	-	**500**	-	-	**13,500**	**13,500**	-
Pool Expense															
Pool Equipment Repair & Maint	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,000	-
Pool Supplies	350	350	350	350	350	350	350	350	350	350	350	350	4,200	4,000	(200)
Pool Expense Total	**600**	**600**	**600**	**600**	**600**	**600**	**600**	**600**	**600**	**600**	**600**	**600**	**7,200**	**7,000**	**(200)**
Property Maintenance															
Property Supplies	833	833	833	833	833	833	833	833	833	833	833	833	10,000	15,000	5,000
Property Repair & Maintenance	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000	55,000	35,000
Grounds Maintenance	125	125	125	125	125	125	125	125	125	125	125	125	1,500	1,500	-
Property Maintenance Total	**2,625**	**2,625**	**2,625**	**2,625**	**2,625**	**2,625**	**2,625**	**2,625**	**2,625**	**2,625**	**2,625**	**2,625**	**31,500**	**71,500**	**40,000**
Sewer Plant Expense															
Sewer Plant Operator	3,159	3,159	3,159	3,159	3,159	3,159	3,159	3,159	3,159	3,159	3,159	3,159	37,908	36,198	(1,710)
Sewer Plant Repair & Supplies	417	417	417	417	417	417	417	417	417	417	417	417	5,000	15,000	10,000
Sludge Removal	6,000	-	-	6,000	-	-	6,000	-	-	6,000	-	-	24,000	24,000	-
Engineering / DEP Reports	417	417	417	417	417	417	417	417	417	417	417	417	5,000	5,000	-
Sewer Plant Expense Total	**9,992**	**3,992**	**3,992**	**9,992**	**3,992**	**3,992**	**9,992**	**3,992**	**3,992**	**9,992**	**3,992**	**3,992**	**71,908**	**80,198**	**8,290**
Utility Expense															
Electric	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	17,000	17,000	-
Water	745	745	745	745	745	745	745	745	745	745	745	745	8,940	8,940	-
Utility Expense Total	**2,162**	**2,162**	**2,162**	**2,162**	**2,162**	**2,162**	**2,162**	**2,162**	**2,162**	**2,162**	**2,162**	**2,162**	**25,940**	**25,940**	-
Reserve Expense															
Reserves Allocation	58,750			58,750			58,750			58,750			235,000	235,000	-
Reserve Expense Total	**58,750**	-	-	**58,750**	-	-	**58,750**	-	-	**58,750**	-	-	**235,000**	**235,000**	-
Grand Total Expenses	**$170,542**	**$99,792**	**$114,012**	**$163,144**	**$96,694**	**$96,694**	**$185,138**	**$97,543**	**$99,043**	**$163,993**	**$99,107**	**$100,665**	**$1,486,387**	**$1,618,788**	**$132,421**
NET INCOME	**$196,465**	**($99,567)**	**($109,652)**	**$203,863**	**($96,469)**	**($92,334)**	**$181,869**	**($97,318)**	**($94,684)**	**$203,014**	**($98,882)**	**($96,306)**	**$0**	**$0**	**$0**

	2026 Proposed Budget	% of Total	2025 Approved Budget	2026/25 Variance
Annual Maintenance Assessment Per Unit:	12,080		13,361	(1,282)
Annual Reserve Assessment Per Unit:	2,304		2,304	-
Total Annual Assessment Per Unit:	14,384		15,665	(1,282)
Total Quarterly Assessment Per Unit:	**$3,596**		**$3,916**	**($320)**
	0		0	
Quarterly Expense Breakout Per Unit:	**2026 Proposed Budget**	**% of Total**	**2025 Approved Budget**	**2026/25 Variance**
Administrative & Management Expense:	180	5.0%	239	(59)
Insurance Expense:	1,719	47.8%	1,856	(137)
Caretaker Payroll:	219	6.1%	222	(4)
Boat Captain Payroll:	441	12.3%	435	7
Ferry & Skiff Expenses:	105	2.9%	118	(13)
Capital Reserves:	576	16.0%	576	-
All Other Maintenance expenses:	356	9.9%	470	(114)
Total Quarterly Assessment Per Unit:	**$3,596**	**100.0%**	**$3,916**	**($320)**

Hideaway Bay Beach Club Condo Association
2026 Captial Reserves Budget

	2025 Revised	
2025 Starting Reserve Balance	**$384,149**	
Year 2025 Reserve Expenses:		
Full replacement of mainland dock	363,663	*Completed
Skiff Complete Replacement w/ Trailer	37,288	*Completed
Owner Ferry Carts	2,000	
Wastewater treatment plant repairs	15,362	
Wastewater treatment plant repairs - ALL new tanks	309,600	
Total 2025 Budgeted Reserve Expenses:	727,913	
2025 Owner Captial Assessments	235,000	
Reserve Interest	80,640	
Placida Sewer Reimbursement	74,741	
FIGA Claim Recovery - NET	20,000	*Received in full
2025 Year End Capital Reserve Balance	**$66,617**	

	2026 Budget
2026 STARTING Reserve Balance	**$66,617**
Year 2026 Reserve Expenses:	
Wastewater treatment plant repairs	15,669
Community Roads	10,000
Owner Ferry Carts	2,500
Ferry Motor Replace - every 3 years	42,000
Reserve Study	8,500
Total 2026 Budgeted Reserve Expenses:	**78,669**
Owner Captial Assessments	235,000
Reserve Interest	80,640
Placida Sewer Reimbursement	3,604
2026 ENDING Reserve Balance	**$307,192**

Hideaway Bay Beach Club COA, Inc.

A DEED RESTRICTED COMMUNITY

Resident Information Form

Information contained herein will be used for emergencies or Association business by the Management Company and Board of Directors only and will not be released or sold to anyone.

Owners Name (as shown on deed) ______________________________

Property Address & Lot, if applicable ______________________________

Mailing Address ______________________________

(if different than property address)

Home Phone ____________ **Work** ____________ **Cell** ____________

Emergency Contact Name & Phone ______________________________

E-Mail Address (optional, for future Newsletter/Info) ______________________________

Do you rent or lease your residence? Yes _____ No ______

If you are renting your residence, please ensure that have you made your tenants aware that there are rules and regulations that govern the Association. Please provide your tenants with a copy of the Association's User Restrictions contained in your Association Documents.

If you are renting your residence, provide the name and phone number of one or two adult residents on the lease, for property emergency situations.

1. ______________________________

2. ______________________________

Vehicle Information

Year	Make, Model, Color	License # & State
______	______________________	______________________
______	______________________	______________________
______	______________________	______________________
______	______________________	______________________

Please Note: If you change your address, it is **YOUR** responsibility to notify management in **WRITING.**

Return this completed form as soon as possible to:
SeaBreeze CAM, LLC.
1811 Englewood Rd., #215, Englewood, FL 34223
Telephone: 941.223.4091 Fax: 941.866.3527
Email: nfarrish@seabreezecam.com