NOTICE

HIDEAWAY BAY BEACH CLLUB CONDOMINIUM ASSOCIATION

NOTICE OF MEMBERSHIP MEETING

Notice is hereby given that the BOARD OF DIRECTORS' MEETING will meet:

WHEN: WEDNESDAY, NOVERMBER 25TH, 2026
WHERE: STAR HOSPITALITY CONFERENCE ROOM
26530 MALLARD WAY
PUNTA GORDA, FL 33950 AND VIA ZOOM
TIME: 3PM
AGENDA: As required by law, the meeting Agenda is included in this notice.
POSTING: This Notice with attached Agenda has been posted on the property at the place designated by rule for the posting of such Notices in accordance with the Bylaws and statutory requirements for Florida Statute 718.

Hideaway Bay Beach Club Condominium Association, Inc.
Leslie Phillips, CAM, CMCA
On behalf of the Board of HBBC

AGENDA ITEMS

- Call to order
- Statement of Quorum
- Proof of Meeting Notice
- Approval of minutes (10/21/26)
- Officer Reports
  - CAM Report (financials, violations, delinquencies, Sales, updates)
  - Caretakers Report
- Member Comment Period – (3 minutes per unit)
- Old Business
  - Caretaker's quarters
  - Fire Panels update
  - Remaining interior repairs update
  - Broken Windows and Sliding Door Screens
  - Floating dock island side repair
- New Business
  - Rule change regarding Official Records Requests
  - Request for permission by owner to be exempted from conditions for installing pocket doors
  - Consider and adopt the 2027 Budget
  - Approval of Insurance Deductibles:
    - Flood - per building
    - Named Windstorm %
    - All other Perils - $
- Next Meeting – 2026 Annual Meeting 12/9/26 at 3PM
- Adjournment

Hideaway Bay Beach Club Condominium Association
Rules and Regulations
REVISED November 25th, 2026

A copy of these Rules and Regulations must be kept available in each unit for tenants and/or guests. It is the responsibility of each unit owner/resident to be aware of these rules and regulations, and when violations may endanger others, immediately notify the Hideaway Caretaker of the situation. Observed violations should be addressed in writing to the Community Association Manager (Leslie Phillips) at l.phillips@starhospitalitymanagement.com

HBBC Rules and Regulations are intended to respect the rights of owners, renters, and guests as to the quiet enjoyment of our private island community. They are also intended to protect everyone's safety and to maintain Hideaway property. It is not possible to anticipate every scenario that might arise, therefore the Board and Management reserve the right to rule on situations that may violate the "intent" of the approved rules and regulations.

POOL
1. Use of the pool is at a swimmer's own risk. There is no lifeguard on duty. Minors (under age 16) must be accompanied by a responsible adult.
2. Pool hours are sunrise to sunset.
3. Smoking is not permitted in pool area.
4. Pets are not allowed in the pool area.
5. Diving is not permitted.
6. Glass, food, and beverages are not permitted in the pool area.
7. Swim diapers are required for children that are not toilet trained.
8. Pool furniture must be covered with a towel when using lotions or oils.

UTILITY CARTS
Utility carts are provided for the unit occupant's convenience for hauling baggage, groceries, and small items to and from the ferry. Utility carts must be returned to the dock immediately after use. The carts may not be taken to the beach or removed from Hideaway Bay Beach Clu b Property. On the mainland side, the carts are NOT to be taken to the parking lot.

PETS
Only owners are allowed to bring pets on Association property. Renters and guests are not allowed to bring pets on Association property. The only exception to this policy is to accommodate properly certified and documented service animals. Permission must be secured from the property owner and manager prior to arrival.

Pet owners are required to keep their pets under control, always leashed, and must clean up after them.

TRASH
ALL trash, dog waste bags, and small garbage bags must be secured into a TIED plastic tall kitchen trash bag and placed in the lattice trash receptacles. Trash may not be set out after 3PM. The trash pickup service is only for trash generated by the occupants at Hideaway.

BULK TRASH

It is the responsibility of the homeowner to bring all bulk trash items to the mainland dumpster area. Large items may require a private ferry run, which needs to be arranged with the head captain. The owner must fill out the Bulk Pick Up form (available from the captain or HBBC website), take the item(s) over to the parking lot, and place them next to the dumpster for bulk pickup. The captains/caretaker will call Waste Management, and the owner will be billed for the removal charge.

FERRY, DOCKS, MAINLAND SLIPS, and BOATS

1. Renters will not be granted access to the ferry or dock without showing the ferry pass/rental agreement each time they board the ferry. The ferry pass/rental agreement must be emailed to both the head captain at captains.hbbc@gmail.com and the management company at l.phillips@starhospitalitymanagement.com at least 24 hours prior to guest's arrival.
2. No visitors, including guests and contracted workers, will be granted access to the ferry or dock without prior notification to the CAM, captains, and caretaker. They must fill out the Ferry Rental/Guest pass and have always it with them while using the ferry/skiff. They must also be added to the visitors' log.
3. Special runs may be arranged with the caretaker/captain 24 hours in advance of the desired run. Special runs will only be accepted at times that fall within the day's routine ferry hours. A cost of $50 will be billed to the unit owner.
4. Boats may be moored at the docks only by a Hideaway unit occupant. It is the boat owner's responsibility to stay within the submerged land lease: space from dock + hull length + any protrusion cannot exceed 27 ft. in total length.
5. Upon arrival, boat owners must check in at the captain/caretaker's office to register their boat or by filling out a slip in the box that is affixed to the owner's dock. Boat slips are available on a first come/first served basis. A line across a dock space means a boater will return and the space is reserved. Federal and state regulations do not permit tying up behind the docks.
6. Dock space is limited to two (2) per unit owner at any one time.
7. Use of the docks is AT A BOATER'S OWN RISK.
8. Mainland slips can be used, but THERE IS NO OVERNIGHT MOORING!!

WILDLIFE

Wildlife must not be fed or mistreated. Feeding wildlife causes them to relate to humans and could become a danger.

NOISE

In consideration of the residential nature of our condominium, loud or objectionable noise, including electronically amplified sound, is not permitted between 11:00 PM and 8:00 AM.

MAINLAND PARKING AREA

Our mainland parking area has 73 lined spaces for 102 units and is limited to servicing the occupants of HBBC. All vehicles on Hideaway property must have a valid HBBC parking permit. A supply of the parking permit forms will be maintained at the captain's office and at marked stations in the mainland parking lot area.

PARKING GUIDELINES

A. Vehicles are to be parked within the marked spaces.
B. The number of vehicles allowed per unit at any one time is limited to two.

C. Owners must display the issued parking decal on the driver's side at the bottom of the windshield (front window).
D. Service vehicles are to be always parked outside the fenced parking area.
E. Short- or long-term storage of vehicles, trailers, or other items upon HBBC property is prohibited.

PARKING RESTRICTIONS

Restricted from being parked in the parking lot are boat trailers, box trailers, flatbed trailers, campers, recreational vehicles, and any other vehicle, trailer or item deemed by the caretaker or management to be oversized or inappropriate for the parking lot.

Exceptions to the above restrictions may be made at the discretion of the BOD upon written request by an HBBC owner. Each exception granted by the BOD may be revoked or suspended at any time by the BOD consistent with parking needs due to seasonal demands for parking spaces, a vehicle owner/operator being non-compliant with parking guidelines, or any other reason deemed appropriate by the BOD. If an exception is revoked or suspended, the vehicle owner/operator will have five (5) days to become compliant. If the vehicle owner/operator does not become compliant within five (5) days, the vehicle will be subject to being towed at the vehicle owner/operator's expense.

VEHICLES WITHOUT HBBC PARKING PERMITS

Upon arrival on HBBC property, a two-part parking permit form (available at marked stations) shall be obtained and filled out by the vehicle operator. The top portion shall be displayed on the front left dashboard in a position that is easily viewed through the windshield. The bottom portion is to be hand delivered to the ferry captain or caretaker's office as soon as possible. The bottom portion will be used by HBBC to confirm that a vehicle is properly permitted. If the bottom portion is not submitted, falsified, or incomplete, the permit may be considered invalid.

ENFORCEMENTS

A. Final decisions on the towing and/or removal of any vehicle from HBBC property will be made by the Hideaway Condominium Association Manager (CAM) and the Board.
B. Vehicles towed or removed from HBBC property will be by a licensed towing service.
C. Contact information for the towing services will be displayed in the parking lot.
D. All towing, storage, and other miscellaneous fees incurred by the towing company as the result of a vehicle being towed or removed from HBBC property will be the responsibility of the operator/registered owner of the vehicle.

FIRE ALARMS

Fire alarms are not to be touched except to report a fire. Children should be educated about the alarms and warned not to touch them except in case of an emergency.

BEACH, BOARDWALKS, PONDS, FISH CLEANING and BBQ AREAS

1. Open fires are NOT permitted on the beach, grounds, or docks.
2. The fish cleaning tables and BBQ grill are to be thoroughly cleaned after each use. Fish parts should be thrown into the water for the crabs to eat.
3. The use of BBQ grills on the condo decks or under the units is NOT permitted.
4. Swimming is not allowed in the ponds.
5. Items shall not be left on the HBBC beach overnight or they may be subject to removal.

GOLF CARTS (INCLUDING MOTORIZED VEHICLES/BIKES)

1. Golf carts are to be operated only on association roadways.
2. Golf carts, if driven at night, must be equipped with headlights.
3. Anyone operating a golf cart/motorized vehicle/bike must be 16 years or older.
4. Golf carts should not be connected to a charger for more than 24 hours or overnight as this can present a fire hazard.
5. Owners, renters, and guests shall operate only golf carts powered by electric motors upon the grounds of Hideaway Bay Beach Club. Any other type of motorized vehicle operated by an owner, renter, or guest must be powered by an electric motor upon the grounds of Hideaway Bay Beach Club.
6. The storage of gas or lithium powered golf carts and/or E-Bikes is strictly prohibited on Hideaway property

INSPECTION AND COPYING OFFICIAL RECORDS

With respect to the inspection and copying of Official Records, the following rules shall apply:

A. All Unit Owner requests to inspect or copy Official Records must be in writing and delivered to the Association's management office (the "Association's Designee").

B. The Association and requesting Unit Owner or any person authorized by the Unit Owner shall schedule a mutually convenient time for the inspection, which if not otherwise agreed to, shall be within ten (10) working days of the receipt by the Association's Designee of the written request.

C. A Unit Owner may request an inspection of the Official Records no more often than one time every sixty (60) days. If the Unit Owner makes an additional request, then the inspection based upon the additional request shall be made in the next sixty (60) daytime period for which an inspection of the records for such Unit is not already scheduled. If a Unit Owner is unable to inspect all records requested in a single visit, then the remaining records shall be available for inspection during the next working day.

D. A Unit Owner may inspect the Official Records during regular business hours of the Association's management office and during a time not to exceed eight (8) hours per inspection. If the inspection time involves the lunch hour, from 12 noon to 1 p.m., then the Owner shall be required to leave at 12 noon and resume his or her inspection at 1 p.m. so that the Association staff and other Association representatives present, if any, may enjoy a lunch hour.

E. The Association is not required to organize or assemble records in any particular manner for an inspection, except for the Association's convenience.

F. Unit Owners shall not have the right to inspect or copy those records which are declared to be non-accessible to Unit Owners by law. The records listed in Section 718.112(2)(c)3., Florida Statutes are not accessible to the Unit Owner.

G. Association Records may not be removed from the Association office, and the Unit Owner may not take files apart or otherwise move or relocate any document or page of the Official Records.

H. If a Unit Owner requests copies of any Official Record, whether in conjunction with an inspection or independently thereof, the Unit Owner must clearly mark or otherwise identify the exact page(s) or document(s) to be copied. The Association shall thereafter, and within a reasonable time, make such copies for the Unit Owner at his expense, and notify the Owner when the copies are available. The fee for copies is $.25 per page if the copies are made on the Association's photocopier and the actual expense if the copies are made by an outside vendor. The Association or its authorized agent may charge a reasonable fee for providing good faith responses to requests for information, other than that required by law, but the fee may not exceed $150 plus the reasonable cost of photocopying and any attorney's fees incurred by the Association in connection with the response. The Association may, in its discretion, mail the copies to the Owner at the Owner's request, provided that the postage is prepaid. This paragraph may be complied with by having a copy of the official records of the Association available for inspection or copying on the condominium property or Association property, or the Association may offer the option of making the records available to a Unit Owner electronically via the internet or by allowing the records to be viewed in electronic format on a computer screen and printed upon request. The decision of the Association to make records available electronically in response to one request does not bind the Association to make records available electronically as to any subsequent requests by a Unit Owner. The Association is not responsible for the use or misuse of the information provided to an Association member or his or her authorized representative pursuant to the compliance requirements of this chapter unless the Association has an affirmative duty not to disclose such information pursuant to this chapter. The Association may require that the copy costs be prepaid before they are made and shall require payment before delivery.

I. Any Unit Owner requesting that the Association make copies of personal documents (other than Official Records) for such Owner, or that the Association permit the Owner to make such copies on the Association copy machine, must pay $.25 per page for such copies, payable in advance.

J. A Unit Owner or his or her authorized representative may use a portable device, including a smartphone, tablet, portable scanner, or any other technology capable of scanning or taking photographs, to make an electronic copy of the official records in lieu of the association's providing the Unit Owner or his or her authorized representative with a copy of such records. The Association will not charge a member or his or her authorized representative for the use of a portable device.

K. A renter of a unit has a right to inspect and copy only the declaration of condominium, the association's bylaws and rules, and the milestone inspection reports.

L. The Association or its authorized agent is not required to provide a prospective purchaser or lienholder with information about the condominium or the association other than information or documents required by the Florida Condominium Act to be made available or disclosed. The Association or its authorized agent may charge a reasonable fee to the prospective purchaser, lienholder, or the current unit owner for providing good faith responses to requests for information by or on behalf of a prospective purchaser or lienholder, other than that required by law, if the fee does not exceed $150 plus the reasonable cost of photocopying and any attorney's fees incurred by the Association in connection with the response.

UNIT RESTRICTIONS

1. Renters may not have more than six (6) residents occupy a unit overnight or use common elements. Residents under the age of 17 must be accompanied by an adult.
2. Each person staying in the unit, or visiting, must be listed on the rental agreement. (Adults & Children). All persons staying or visiting HBBC are subject to the Rules & Regulations.
3. Renters are not allowed to bring daily guests onto HBBC property, including the pool and the ferry, without the express consent of the unit owner. All guests must be listed on the rental agreement. This includes people staying on LGI properties outside of the HBBC community.
4. It is the owner's responsibility to give their renters all the information needed to access their condo and the common elements on site. This includes all keys, passcodes, passwords, combinations, safety instructions, appliance operation, water shut off, circuit breakers, emergency phone numbers, and emergency contact information. Renters should contact the unit owner or their rental agent for any questions regarding their reserved condo.

DAMAGE TO THE COMMON ELEMENTS, FINES, AND DISRUPTIVE BEHAVIOR

The unit owner will be considered responsible for damage to the common elements caused by himself/herself, members of his/her family, pets, guests, tenants or invitees, and will be responsible for the cost of repairs beyond what the association's insurance will cover. A unit owner/resident is also responsible for government agency fines levied against the association resulting from the owner/occupant actions or violations. The Hideaway Bay Beach Club caretaker, or his assignee, has the authority to remove disruptive tenants for the Hideaway Bay Beach Club property.

ENFORCEMENT

Florida Statutes 718.303 (3) permits the association to fine the owner of a unit up to $100 per violation up to $1,000 for failure to comply with the provisions of the declaration, bylaws, or reasonable rules of the association. It is the association's intent to enforce the declarations, bylaws, and rules.

COMMON ELEMENTS

1. The common elements of Hideaway Bay Beach Association are available to Hideaway owners, guests, or renters to use for the purposes for which they were intended, that is to serve and provide convenience to the Hideaway owner, guest or renter when visiting Hideaway. No use of the common elements may hinder or encroach upon the lawful rights of other Hideaway unit owners. The use of the Hideaway common elements cannot be transferred to others who do not have a contractual or legitimate business arrangement with Hideaway.

As such, Hideaway owners, guests, or renters may not use Hideaway common elements and services:

A) To transport building material, furnishings, provisions, garbage and trash, or personnel to maintain their private investments outside of Hideaway.
B) To transport non-Hideaway guests and renters to private property outside of Hideaway.
C) For storage of vehicles in the mainland parking area or boats at the Hideaway private docks.

2 . When a unit is rented or occupied by anyone other than the owner, the owner surrenders their rights and entitlement to the use of the common elements (except for the short time needed for owner unit inspections and repairs, Hideaway association meetings, and other legitimate business, as set out in the Condominium Act of the State of Florida, which rights include but are not limited to:

A. Use of the mainland parking areas:
B. Use of the ferry:
C. Use of the swimming pool:
D. Use of garbage and trash collection services.

3. Common grounds are for the enjoyment of all. Any proposed changes must be sent in writing to the CAM. Please note that common ground is any land near or surrounding an owner's unit. That includes the landscaped area around the front of the unit. In addition to new plantings, removal of existing plantings must be approved in writing. Email Leslie Phillips from Star Hospitality Management at l.phillips@starhospitalitymanagement.com with any proposed changes.

4.The Hideaway Board of Directors also recognizes and permits those other personnel, not limited to staff, service personnel, government agencies, law enforcement, fire, EMS personnel, and construction personnel may use Hideaway common elements to access and perform their services at Hideaway in the interest of the Hideaway association. Please make sure they always have a signed Ferry Pass with dates of arrival and departure with them. This directive does not reduce the authority of the Hideaway Board of Directors to permit or deny the use of its common elements and services by others.

Submitted on November 11th, 2026, by the Board of Directors.