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 (Pool/pump timers)
  - Caretakers Report
- Member Comment Period – (3 minutes per unit)
- Old Business
  - Caretaker's quarters
  - Fire Panels update
  - Broken Windows and Sliding Door Screens
  - Remaining interior repairs update
  - Floating dock island side repair
- New Business
  - Rule change regarding Official Records Requests
  - C-Sharpe's bid on 41 return walls
  - 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 – 2027 Annual Meeting 12/9/26 at 3PM
- Adjournment